

TABLE OF CONTENTS

RESIDENTIAL CONSTRUCTION IN ALBERTA

FEBRUARY 1984

Table 1:	Housing Starts by Month	4
Table 2:	January to February	5
Table 3:	Completed with Permits	6
Table 4:	Total Housing Starts by Month: 1982 - 1984	7
Table 5:	Total Single and Multiple Housing Starts by Month: 1982 - 1984	10
Table 6:	Total Single and Multiple Housing Starts by Month: 1982 - 1984	11
Table 7:	Quarterly Housing Starts by Month: 1982 - 1984	12
Table 8:	Quarterly Housing Starts by Month: 1982 - 1984	13
Table 9:	Housing Completions by Type and Town	14
Table 10:	Housing Under-Construction by Type and Town	15
Table 11:	Starts, Completions and Under-Construction - Calgary	16
Table 12:	Starts, Completions and Under-Construction - Edmonton	20

* * * *

Figure 1:	Quarterly Housing Starts - Calgary and Edmonton	8
Figure 2:	Total Number of Housing Starts	9
Figure 3:	Percentage of Total Starts - Urban Areas	9
Figure 4:	Percentage of Total Starts - Calgary and Edmonton	11
Figure 5:	Percentage of Quarterly Housing Starts - Urban Areas	12
Figure 6:	Percentage of Quarterly Housing Starts - Calgary	13
Figure 7:	Percentage of Quarterly Housing Starts - Edmonton	14
Figure 8:	Percentage of Quarterly Housing Starts - Calgary	15
Figure 9:	Percentage of Quarterly Housing Starts - Edmonton	16

TABLE OF CONTENTS (continued)

Table 13:	Quarterly Housing Starts by Type and Town	21
Table 14:	Quarterly Housing Starts by Type and Town	22
Table 15:	Quarterly Housing Starts by Type and Town	23
Table 16:	Quarterly Housing Starts by Month: 1982 - 1984	24

* * * *

Table 17:	Quarterly Housing Starts by Type and Town	25
Table 18:	Quarterly Housing Starts by Type and Town	26
Table 19:	Quarterly Housing Starts by Type and Town	27
Table 20:	Quarterly Housing Starts by Month: 1982 - 1984	28



Digitized by the Internet Archive
in 2014

<https://archive.org/details/rescon1984>

TABLE OF CONTENTS

	<u>Page</u>
A. <u>Highlights</u>	1
B. <u>Residential Construction Starts</u>	
Table 1: Housing Starts by Type and Towns	4
Table 2: January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	6
Table 3: Total Housing Starts by Month: 1983 - 1984	8
Table 4: Total Single and Multiple Housing Starts by Month: 1983 - 1984	10
Table 5: Total Single and Multiple Housing Starts in Calgary and Edmonton by Month: 1983 - 1984	12
Table 6: Quarterly Housing Starts in Alberta (All Areas)	14
Table 7: Housing Completions by Type and Towns	15
Table 8: Housing Under-Construction by Type and Towns	16
Table 9: Starts, Completions and Under-Construction - Calgary	18
Table 10: Starts, Completions and Under-Construction - Edmonton	20
* * * *	
Figure 1: Cumulative Housing Starts - Calgary and Edmonton	5
Figure 2: Total Number of Housing Starts	7
Figure 3: Multiples as a Percentage of Total Starts - Urban Alberta	9
Figure 4: Multiples as a Percentage of Total Starts - Calgary and Edmonton	11
Figure 5: Cumulative Quarterly Housing Starts - Urban Areas	13
Figure 6: Starts, Completions and Under-Construction - Calgary	17
Figure 7: Starts, Completions and Under-Construction - Edmonton	19
C. <u>Residential Building Permits</u>	
Table 11: Building Permits by Type and Towns	22
Table 12: January to Date Building Permits by Type and Towns, Compared With Same Period in the Previous Year	24
Table 13: Total Building Permits by Month: 1983 - 1984	26
* * * *	
Figure 8: Total Number of Building Permits Issued Each Month - Urban Alberta	21
Figure 9: Cumulative Building Permits - Calgary and Edmonton	23
Figure 10: Cumulative Building Permits - Urban Alberta	25

D. Newly Completed and Unoccupied Dwellings

Table 14: Newly Completed and Unoccupied Dwellings by Month - Edmonton	28
Table 15: Newly Completed and Unoccupied Dwellings by Month - Calgary	30

* * * *

Figure 11: Newly Completed and Unoccupied Dwellings - Edmonton	27
Figure 12: Newly Completed and Unoccupied Dwellings - Calgary	29

E. Multiple Listings Service (M.L.S.)

Table 16: Residential Listings, Sales and Price by Month - Edmonton (1983 - 1984)	32
Table 17: Residential Listings, Sales and Price by Month - Calgary (1983 - 1984)	34

* * * *

Figure 13: Listings and Sales - Edmonton	31
Figure 14: Listings and Sales - Calgary	33
Figure 15: Average Sales Prices - Calgary and Edmonton	35

F. New Housing Price Indexes

Table 18: New Housing Price Indexes in Calgary and Edmonton by Month: 1981 - 1982	37
--	----

* * * *

Figure 16: New Housing Price Indexes in Calgary and Edmonton	36
--	----

FEBRUARY, 1984

A. RESIDENTIAL CONSTRUCTION STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION

1. ALBERTA:

- IN THE FOURTH QUARTER, HOUSING STARTS IN ALBERTA DECREASED BY 44% FROM 4,598 IN 1982 TO 2,568 IN 1983.

2. URBAN ALBERTA:

- TOTAL RESIDENTIAL CONSTRUCTION STARTS IN URBAN ALBERTA AMOUNTED TO 311 UNITS IN FEBRUARY, 1984, A DECREASE OF 77% OVER THE SAME MONTH LAST YEAR.
- IN THE PERIOD JANUARY TO FEBRUARY, 736 WERE STARTED. THIS IS A DECREASE OF 72% FROM THE 2,671 UNITS THAT WERE STARTED IN THE SAME PERIOD LAST YEAR.
- THE TOTAL OF 311 UNITS STARTED ARE COMPRISED OF 305 SINGLES AND 6 MULTIPLES. MULTIPLES REPRESENT 6% OF THE TOTAL STARTS.
- TOTAL STARTS INCREASED OVER LAST MONTH IN LEDUC (100%), RED DEER (300%) AND FORT McMURRAY (400%). IN ALL OTHER CITIES, STARTS DECLINED.

3. CALGARY:

- IN CALGARY A TOTAL OF 57 UNITS WERE STARTED. THIS IS A DECREASE OF 60% FROM LAST MONTH'S TOTAL OF 142.
- THE TOTAL OF 57 STARTS IS MADE UP OF 57 SINGLES AND 0 MULTIPLES. MULTIPLES REPRESENT 0% OF THE TOTAL UNITS IN CALGARY THIS MONTH.
- COMPARED TO LAST MONTH, THE SINGLES TOTAL OF 57 HAS DECREASED (52%) AND THE MULTIPLES TOTAL OF 0 HAS ALSO DECREASED (N/A).
- THERE WERE ALSO 218 UNITS COMPLETED (AN INCREASE OF 18% OVER LAST MONTH) AND 2,225 UNITS UNDER-CONSTRUCTION (A DECREASE OF 7% OVER LAST MONTH).

4. EDMONTON:

- IN EDMONTON A TOTAL OF 204 UNITS WERE STARTED. THIS IS A DECREASE OF 7% FROM LAST MONTH'S TOTAL OF 220.
- THE TOTAL OF 204 IS MADE UP OF 202 SINGLES AND 2 MULTIPLES. MULTIPLES REPRESENT 1% OF THE TOTAL UNITS IN EDMONTON THIS MONTH.
- COMPARED TO LAST MONTH, THE SINGLES TOTAL OF 202 HAS INCREASED (7%) AND THE MULTIPLES TOTAL OF 2 HAS DECREASED (94%).
- THERE WERE ALSO 447 UNITS COMPLETED (AN INCREASE OF 5% OVER LAST MONTH) AND 2,592 UNITS UNDER-CONSTRUCTION (A DECREASE OF 9% OVER LAST MONTH).

B. RESIDENTIAL BUILDING PERMITS ISSUED

- A TOTAL OF 537 BUILDING PERMITS WERE ISSUED IN FEBRUARY, 1984. THIS IS A DECREASE OF 40% OVER THE SAME MONTH LAST YEAR.
- IN THE PERIOD JANUARY TO FEBRUARY, 895 PERMITS WERE ISSUED, A DECREASE OF 50% FROM THE 1,793 THAT WERE ISSUED OVER THE SAME TIME PERIOD LAST YEAR.
- THERE WAS A DECREASE IN THE NUMBER OF BUILDING PERMITS ISSUED IN RED DEER (33%) AND SPRUCE GROVE (33%). IN ALL OTHER CITIES, BUILDING PERMITS INCREASED.

C. NEWLY COMPLETED AND UNOCCUPIED DWELLINGS

1. EDMONTON:

- A TOTAL OF 767 NEWLY COMPLETED AND UNOCCUPIED DWELLING, (200 HOUSES AND DUPLEXES AND 567 APARTMENTS AND ROWHOUSES) WERE AVAILABLE IN FEBRUARY.
- NEWLY COMPLETED AND UNOCCUPIED DWELLINGS DECREASED BY 12% OVER LAST MONTH.
- 42% OF THE NEWLY COMPLETED DWELLINGS WERE ABSORBED INTO THE MARKET COMPARED TO THE 40% ABSORPTION RATE OF LAST MONTH.

2. CALGARY:

- A TOTAL OF 1,533 NEWLY COMPLETED AND UNOCCUPIED DWELLINGS (512 HOUSES AND DUPLEXES AND 1,021 APARTMENTS AND ROWHOUSES) WERE AVAILABLE.
- NEWLY COMPLETED AND UNOCCUPIED DWELLINGS DECREASED BY 11% OVER LAST MONTH.
- THE ABSORPTION RATE INCREASED TO 21% FROM THE 12% LAST MONTH.

D. RESIDENTIAL LISTINGS, SALES AND PRICE

1. EDMONTON:

- 526, OR 31%, OF THE 1,724 PROPERTIES LISTED FOR SALE WERE SOLD AT AN AVERAGE SELLING PRICE OF \$81,317.
- LISTINGS INCREASED BY 5%, SALES INCREASED BY 45%, HOWEVER THE SELLING PRICE HAS DECREASED BY 1% OVER LAST MONTH.

2. CALGARY:

- 898 OR 49%, OF THE 1,825 PROPERTIES LISTED FOR SALE WERE SOLD AT AN AVERAGE SELLING PRICE OF \$90,341.
- LISTINGS INCREASED BY 10%, SALES INCREASED BY 34%, AND THE SELLING PRICE HAS ALSO INCREASED BY 4% OVER LAST MONTH.

E. NEW HOUSING PRICE INDEXES

1. CALGARY:

- IN DECEMBER, 1983, THE INDEX DROPPED TO 121.9, A DECREASE OF 12% OVER THE SAME PERIOD LAST YEAR.

2. EDMONTON:

- IN DECEMBER, 1983, THE INDEX REMAINED AT 125.9, A DECREASE OF 3% OVER THE SAME MONTH LAST YEAR.

TABLE 1

FEB-84

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	57	0	0	0	57	-75
CAMROSE	0	0	0	0	0	*
EDMONTON M.A.	202	2	0	0	204	-78
FORT McMURRAY	10	0	0	0	10	-29
GRANDE PRAIRIE	1	0	0	0	1	-80
LEDUC	4	0	0	0	4	0
LETHBRIDGE	8	0	0	0	8	-93
LLOYDMINSTER(ALTA. PART)	4	0	0	0	4	-20
MEDICINE HAT	3	0	0	0	3	-93
RED DEER	12	0	0	4	16	23
SPRUCE GROVE	4	0	0	0	4	*
TOTAL	305	2	0	4	311	-77

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 1
CUMULATIVE HOUSING STARTS
CALGARY AND EDMONTON

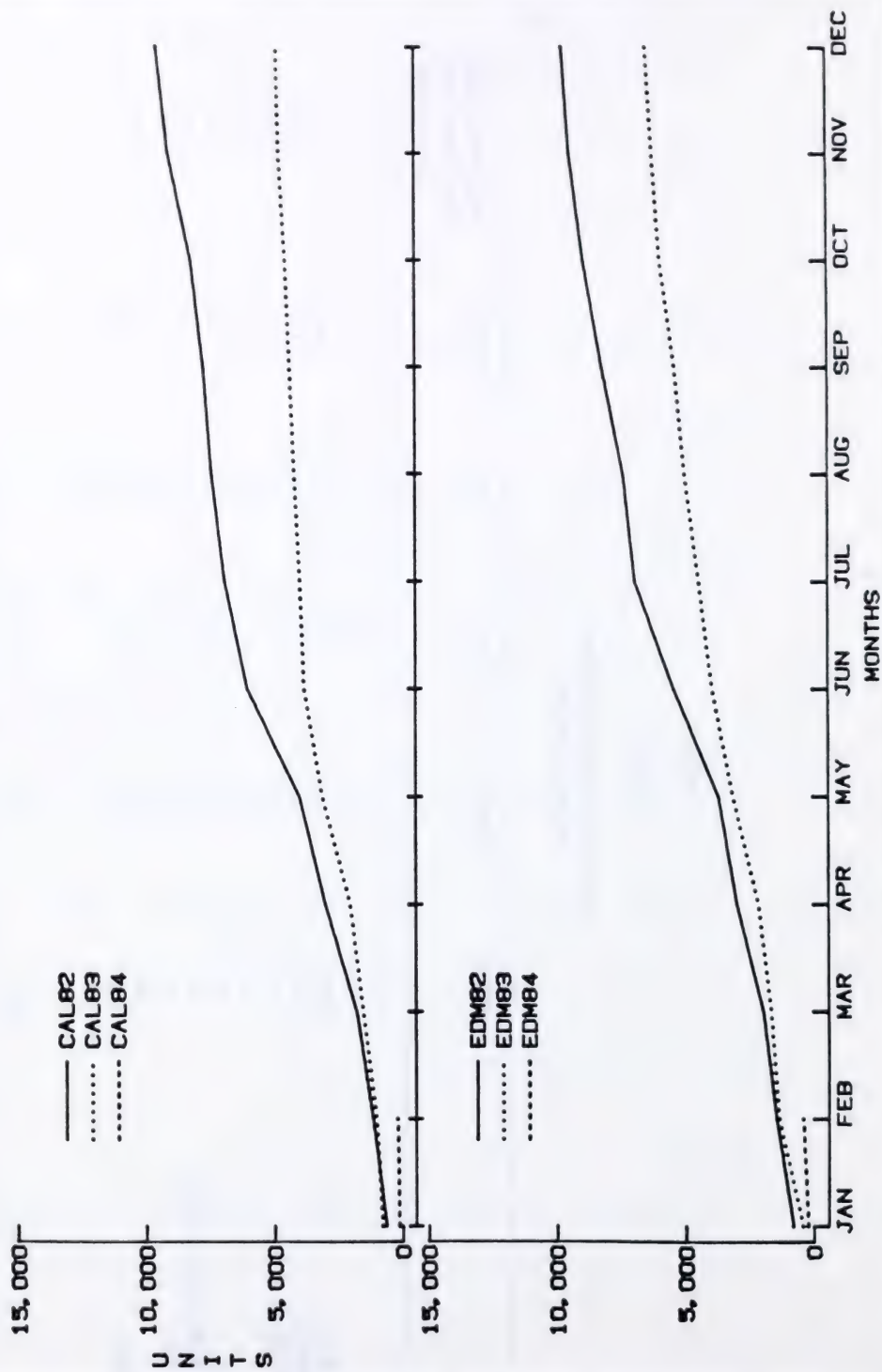


TABLE 2

FEB-84

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT		TOTAL		PERCENT CHANGE IN TOTAL STARTS
	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	
CALGARY	480	176	48	2	147	21	341	0	1016	199	-80
CAMROSE	3	2	0	0	0	0	0	0	3	2	-33
EDMONTON M.A.	619	390	10	6	97	28	628	0	1354	424	-69
FORT McMURRAY	33	12	0	0	0	0	0	0	33	12	-64
GRANDE PRAIRIE	3	16	2	4	0	0	0	0	5	20	300
LEDUC	5	6	0	0	0	0	0	0	5	6	20
LETHBRIDGE	36	18	20	4	0	0	99	0	155	22	-86
LLOYDMINSTER(ALTA. PART)	13	10	0	0	0	0	0	0	13	10	-23
MEDICINE HAT	17	8	0	2	36	0	0	0	53	10	-81
RED DEER	32	16	2	0	0	0	0	4	34	20	-41
SPRUCE GROVE	0	11	0	0	0	0	0	0	0	11	*
TOTAL	1241	665	82	18	280	49	1068	4	2671	736	-72
PERCENT CHANGE BY TYPE		-46		-78		-82		-100		-72	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 2
TOTAL NUMBER OF STARTS EACH MONTH
URBAN ALBERTA

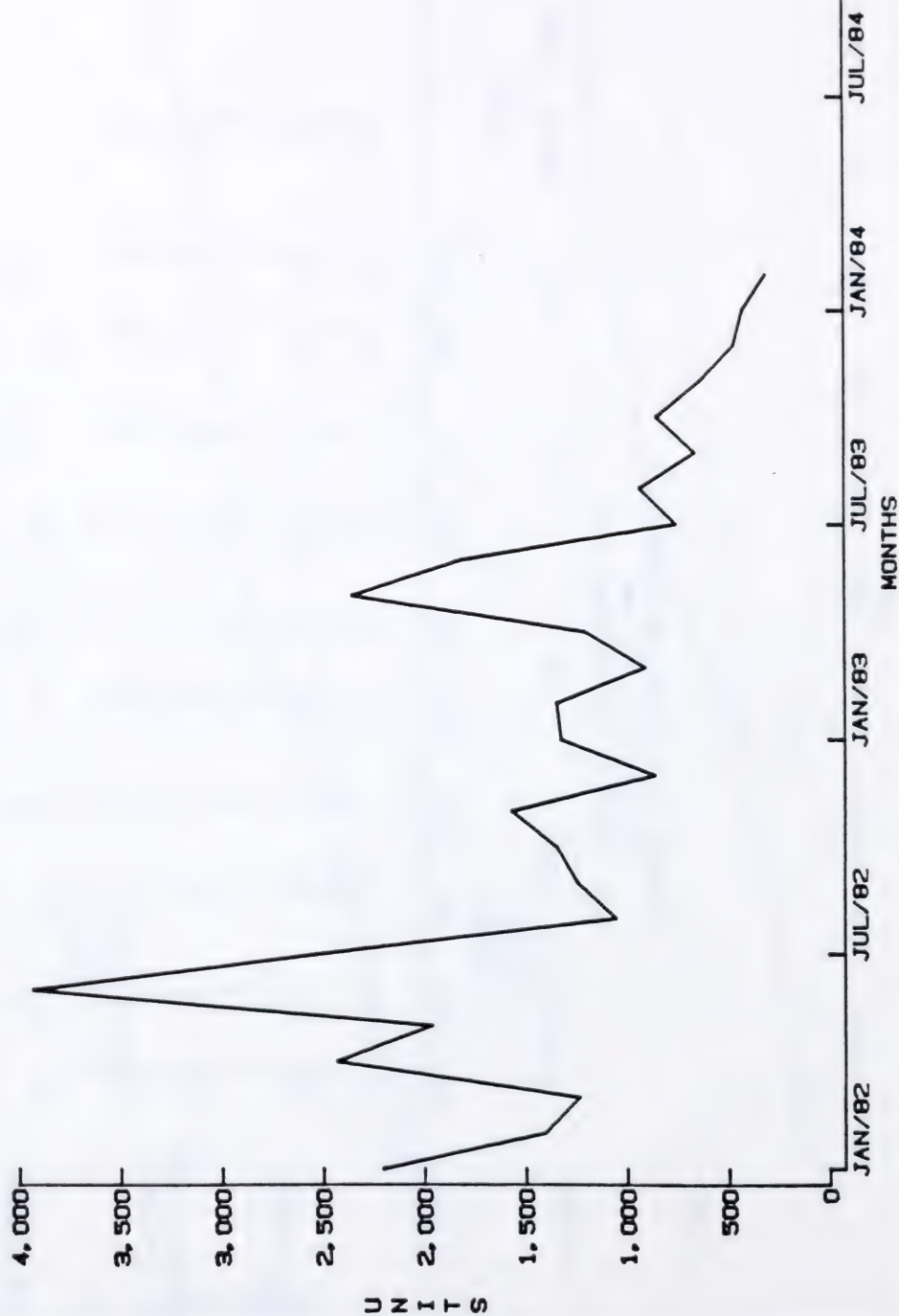


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1983-1984

	1983	1984	PERCENT CHANGE
JANUARY	1325	425	-68
FEBRUARY	1346	311	-77
MARCH	908		
APRIL	1205		
MAY	2351		
JUNE	1815		
JULY	755		
AUGUST	934		
SEPTEMBER	661		
OCTOBER	850		
NOVEMBER	636		
DECEMBER	470		
TOTAL	13256	736	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
URBAN ALBERTA

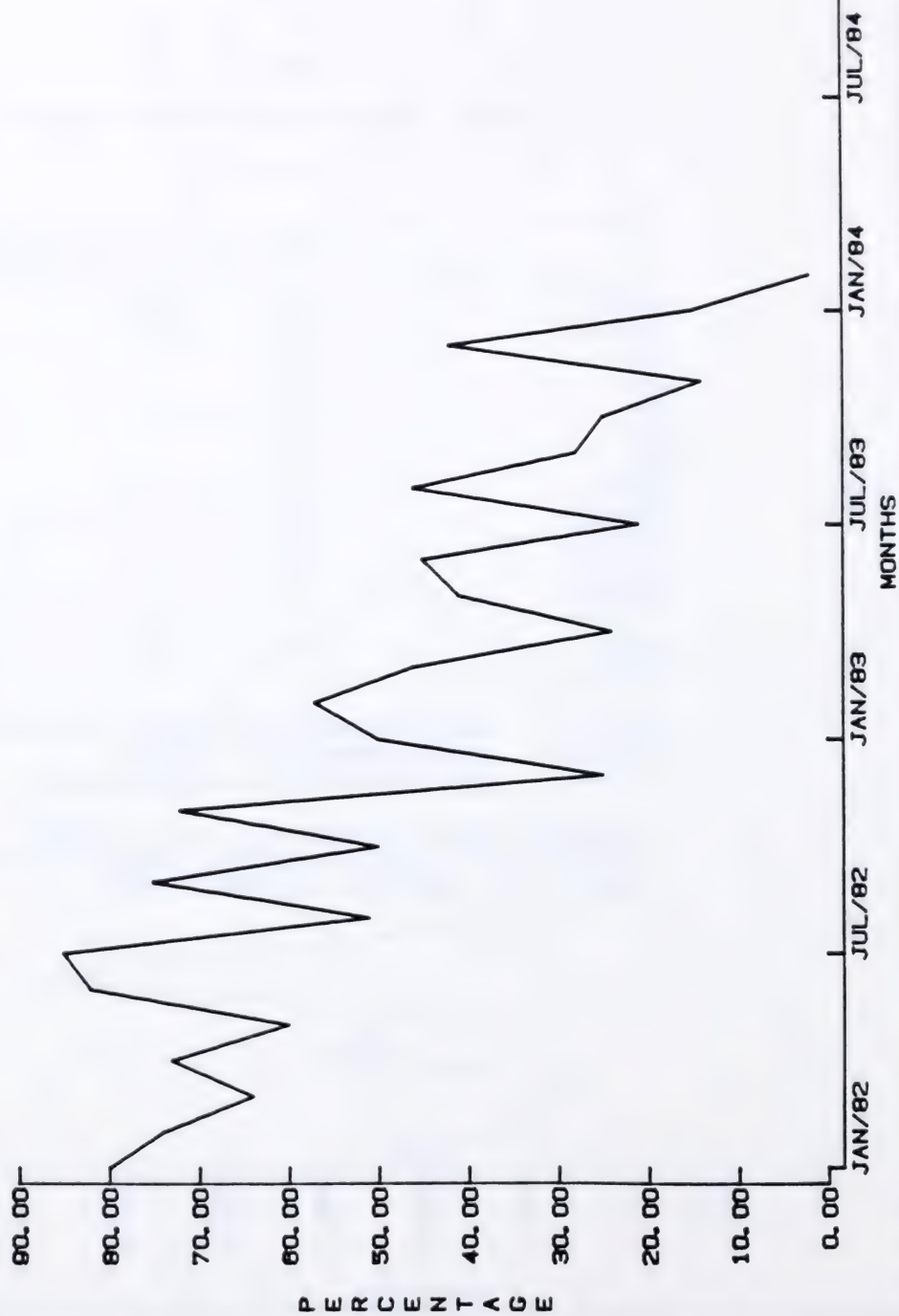


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1983-1984				
1983				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	1325	658	667	50
FEBRUARY	1346	583	763	57
MARCH	908	489	419	46
APRIL	1205	916	289	24
MAY	2351	1377	974	41
JUNE	1815	991	824	45
JULY	755	595	160	21
AUGUST	934	506	428	46
SEPTEMBER	661	474	187	28
OCTOBER	850	641	209	25
NOVEMBER	636	544	92	14
DECEMBER	470	271	199	42
TOTAL	13256	8045	5211	39
1984				
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	736	665	71	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
 MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
EDMONTON AND CALGARY

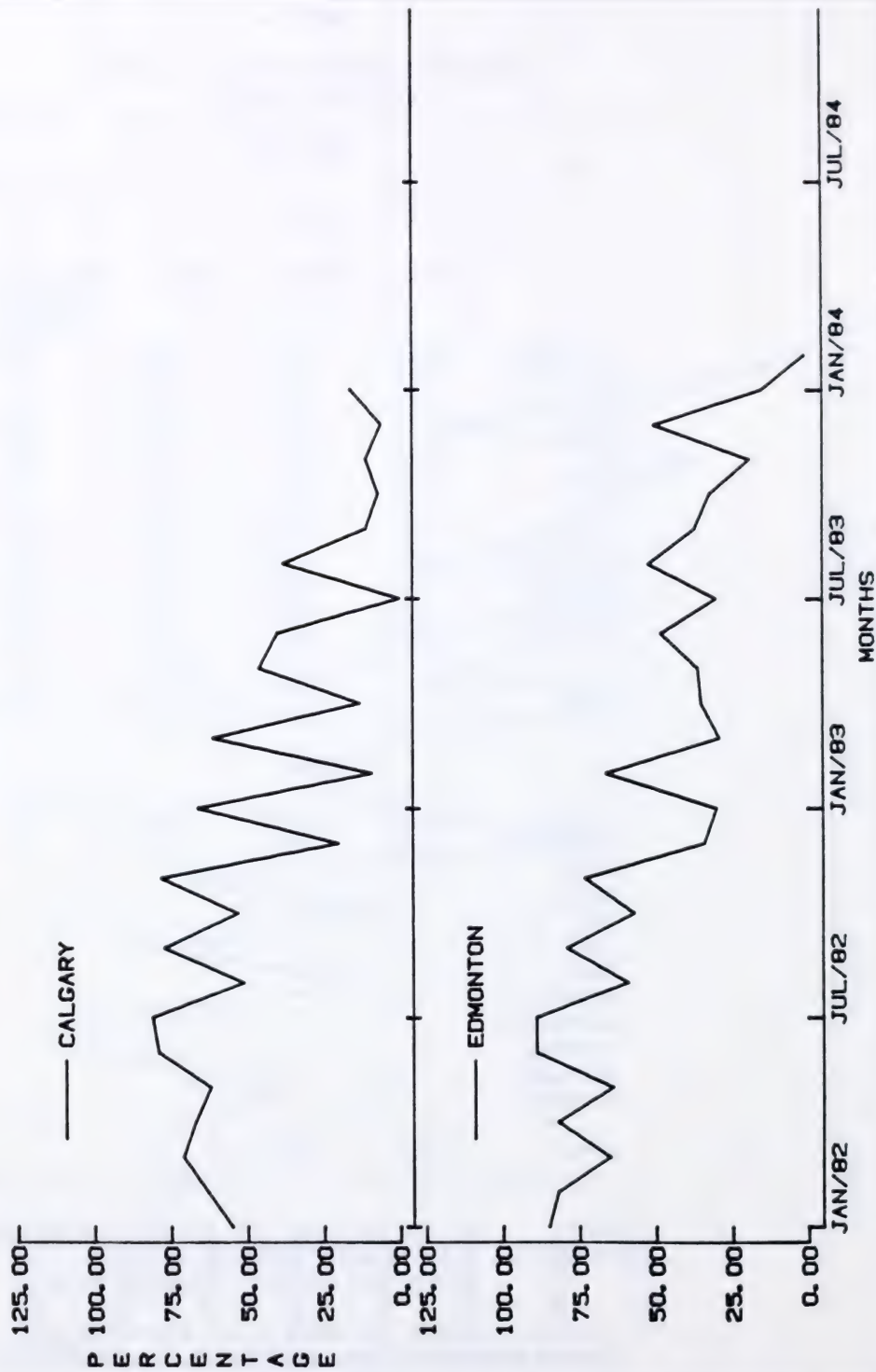


TABLE 5

SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1983													
CALGARY							EDMONTON (METRO)						
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL				TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL			
JANUARY	787	271	516	66	JANUARY				432	303	129	30	
FEBRUARY	229	209	20	9	FEBRUARY				922	316	606	66	
MARCH	522	201	321	61	MARCH				315	223	92	29	
APRIL	500	435	65	13	APRIL				492	319	173	35	
MAY	1076	581	495	46	MAY				970	621	349	36	
JUNE	699	420	279	40	JUNE				806	387	419	52	
JULY	161	161	0	0	JULY				500	352	148	30	
AUGUST	208	129	79	38	AUGUST				536	258	278	52	
SEPTEMBER	176	156	20	11	SEPTEMBER				390	245	145	37	
OCTOBER	176	164	12	7	OCTOBER				559	380	179	32	
NOVEMBER	244	218	26	11	NOVEMBER				295	239	56	19	
DECEMBER	104	98	6	6	DECEMBER				236	118	118	50	
TOTAL	4882	3043	1839	38	TOTAL				6453	3761	2692	42	

1984													
CALGARY							EDMONTON (METRO)						
JANUARY	142	119	23	16	JANUARY				220	188	32	15	
FEBRUARY	57	57	0	0	FEBRUARY				204	202	2	1	
MARCH					MARCH								
APRIL					APRIL								
MAY					MAY								
JUNE					JUNE								
JULY					JULY								
AUGUST					AUGUST								
SEPTEMBER					SEPTEMBER								
OCTOBER					OCTOBER								
NOVEMBER					NOVEMBER								
DECEMBER					DECEMBER								
TOTAL	199	176	23		TOTAL				424	390	34		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 5
CUMULATIVE QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

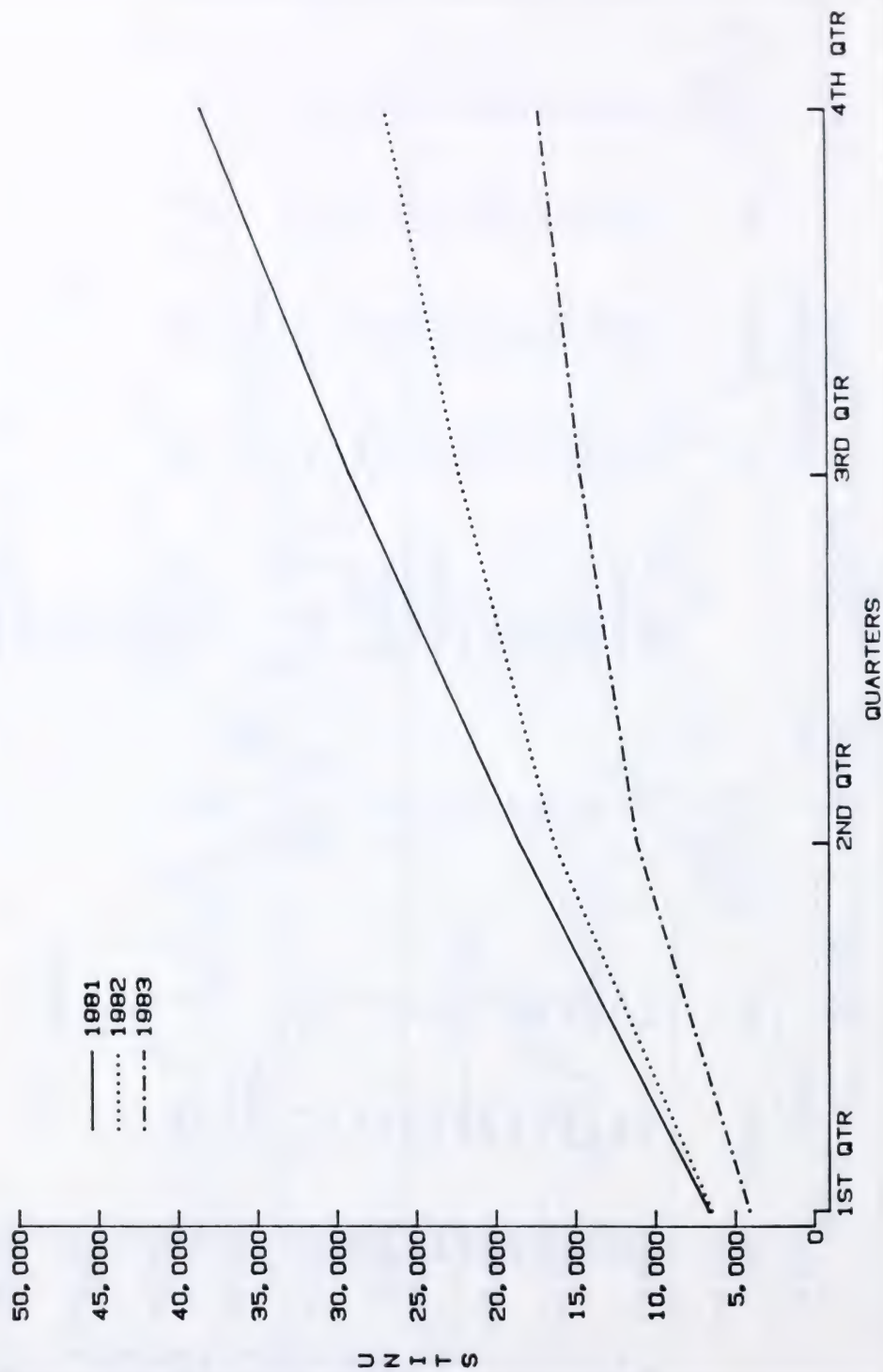


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1982 - 1983	
	1982	1983
		PERCENT CHANGE
FIRST QUARTER	6467	4101
SECOND QUARTER	9820	6987
THIRD QUARTER	5904	3478
FOURTH QUARTER	4598	2568
TOTAL	26789	17134

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 7

FEB-84

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	123	0	68	27	218	-78
CAMROSE	3	0	0	0	3	-70
EDMONTON M.A.	441	6	0	0	447	-47
FORT McMURRAY	30	0	0	0	30	-14
GRANDE PRAIRIE	2	0	0	0	2	0
LEDUC	20	0	0	0	20	233
LETHBRIDGE	10	0	0	0	10	-70
LLOYDMINSTER(ALTA. PART)	5	0	0	0	5	*
MEDICINE HAT	6	0	0	0	6	-60
RED DEER	9	6	0	0	15	-75
SPRUCE GROVE	8	0	0	0	8	700
TOTAL	657	12	68	27	764	-61

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

TABLE 8

FEB-84

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	821	82	190	1132	2225	-65
CANROSE	4	0	0	0	4	-94
EDMONTON M.A.	952	80	268	1292	2592	-56
FORT MCMURRAY	12	0	0	67	79	-55
GRANDE PRAIRIE	12	4	0	0	16	220
LEDUC	7	0	0	73	80	18
LETHBRIDGE	95	12	0	65	172	-61
LLOYDMINSTER (ALTA. PART)	16	0	0	0	16	-88
MEDICINE HAT	29	6	36	27	98	-26
RED DEER	22	0	25	298	345	-1
SPRUCE GROVE	10	0	0	0	10	100
TOTAL	1980	184	519	2954	5637	-58

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 6
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
CALGARY

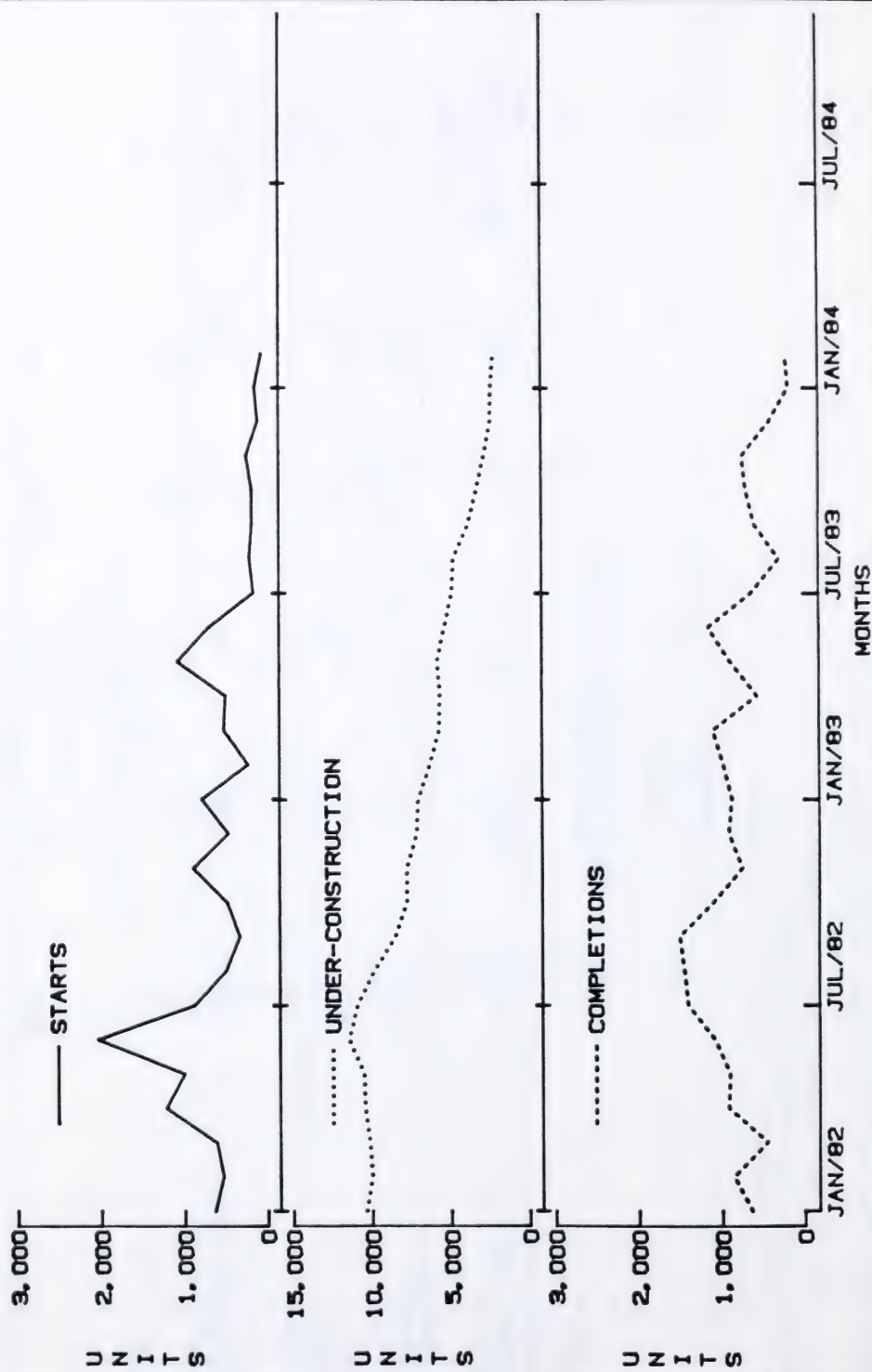


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1983			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	787	878	7061
FEBRUARY	229	982	6312
MARCH	522	1103	5731
APRIL	500	574	5657
MAY	1076	894	5838
JUNE	699	1155	5381
JULY	161	636	4903
AUGUST	208	302	4808
SEPTEMBER	176	594	3854
OCTOBER	176	698	3331
NOVEMBER	244	743	2840
DECEMBER	104	418	2428

1984			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	142	184	2386
FEBRUARY	57	218	2225
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 7
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
EDMONTON

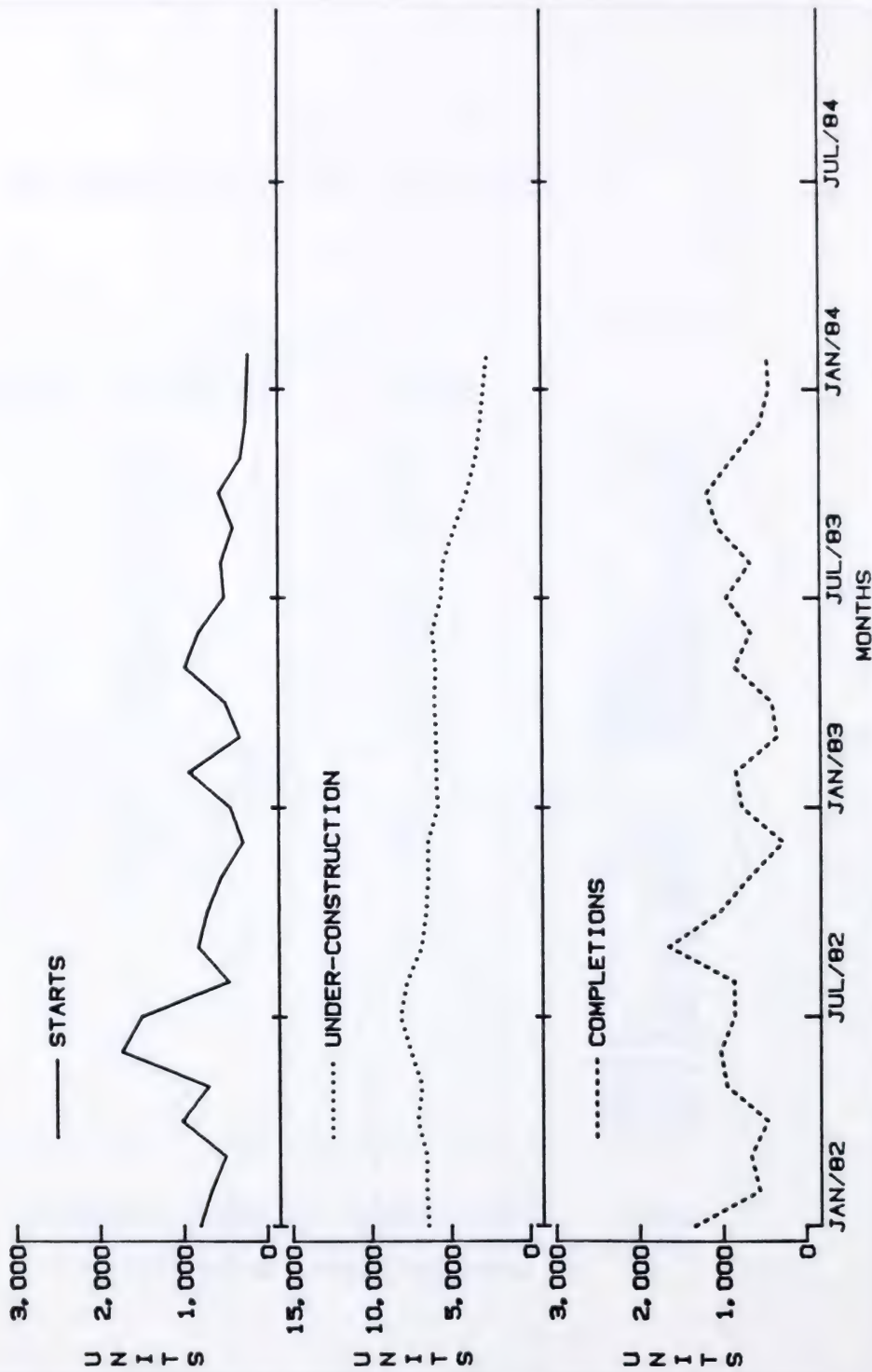


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1983			

	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	432	767	5805
FEBRUARY	922	839	5889
MARCH	315	346	5902
APRIL	492	403	5990
MAY	970	850	5905
JUNE	806	652	6120
JULY	500	943	5559
AUGUST	536	652	5422
SEPTEMBER	390	1040	4687
OCTOBER	559	1173	3926
NOVEMBER	295	859	3343
DECEMBER	236	531	3051

1984			

JANUARY	220	425	2845
FEBRUARY	204	447	2592
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH
URBAN ALBERTA

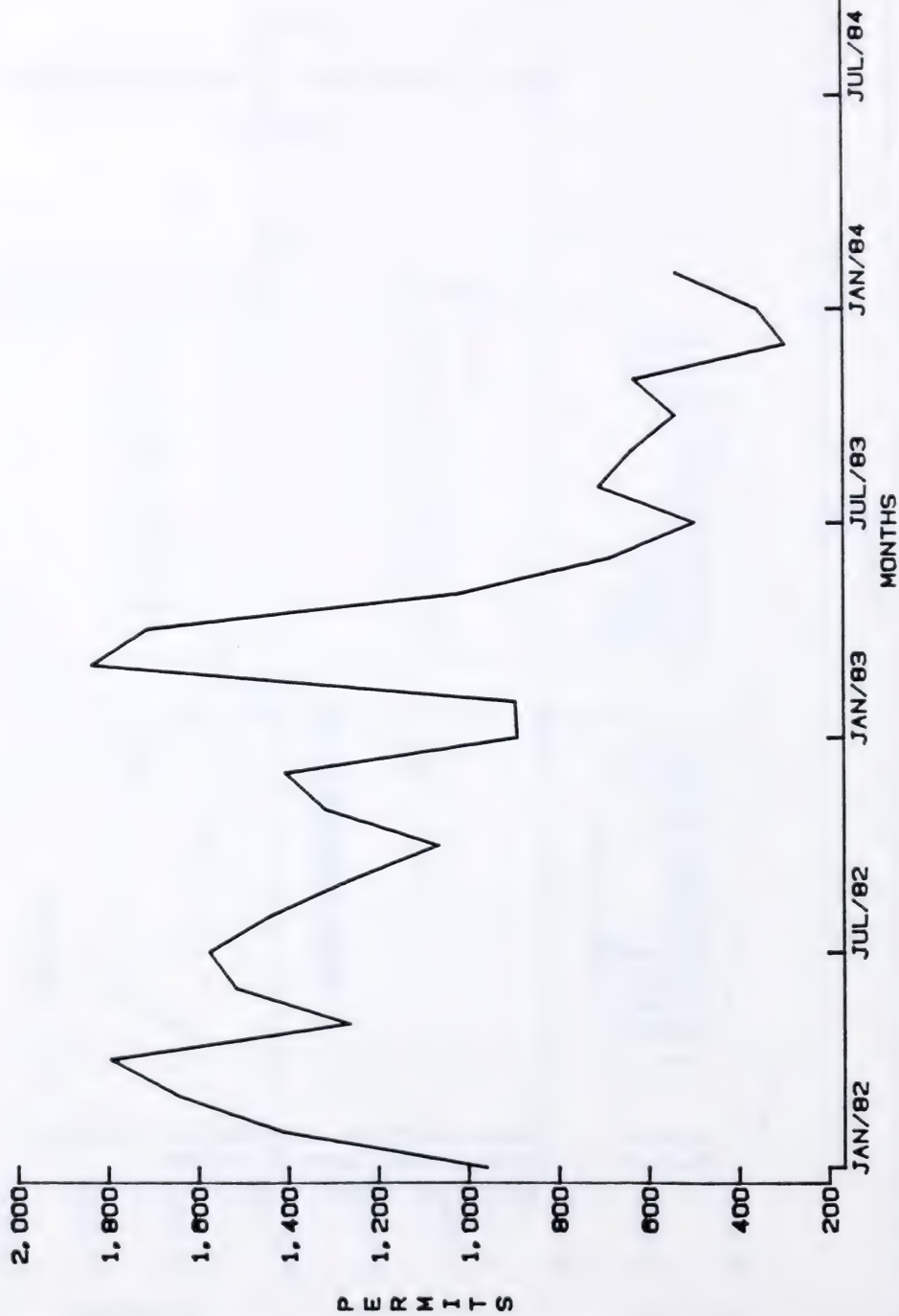


TABLE 11

FEB-84

RESIDENTIAL BUILDING PERMITS
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	111	0	0	0	111	-71
CAMROSE	0	0	0	0	0	-100
EDMONTON M.A.	214	2	70	97	383	-5
FORT MCMURRAY	3	0	0	0	3	*
GRANDE PRAIRIE	2	0	0	0	2	100
LEDUC	1	0	0	0	1	-67
LETHBRIDGE	12	2	0	0	14	-73
LLOYDMINSTER(ALTA. PART)	5	0	0	0	5	-29
MEDICINE HAT	8	0	0	0	8	-56
RED DEER	8	0	0	0	8	-70
SPRUCE GROVE	2	0	0	0	2	*
TOTAL	366	4	70	97	537	-40

SOURCE: ALBERTA BUREAU OF STATISTICS
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 9

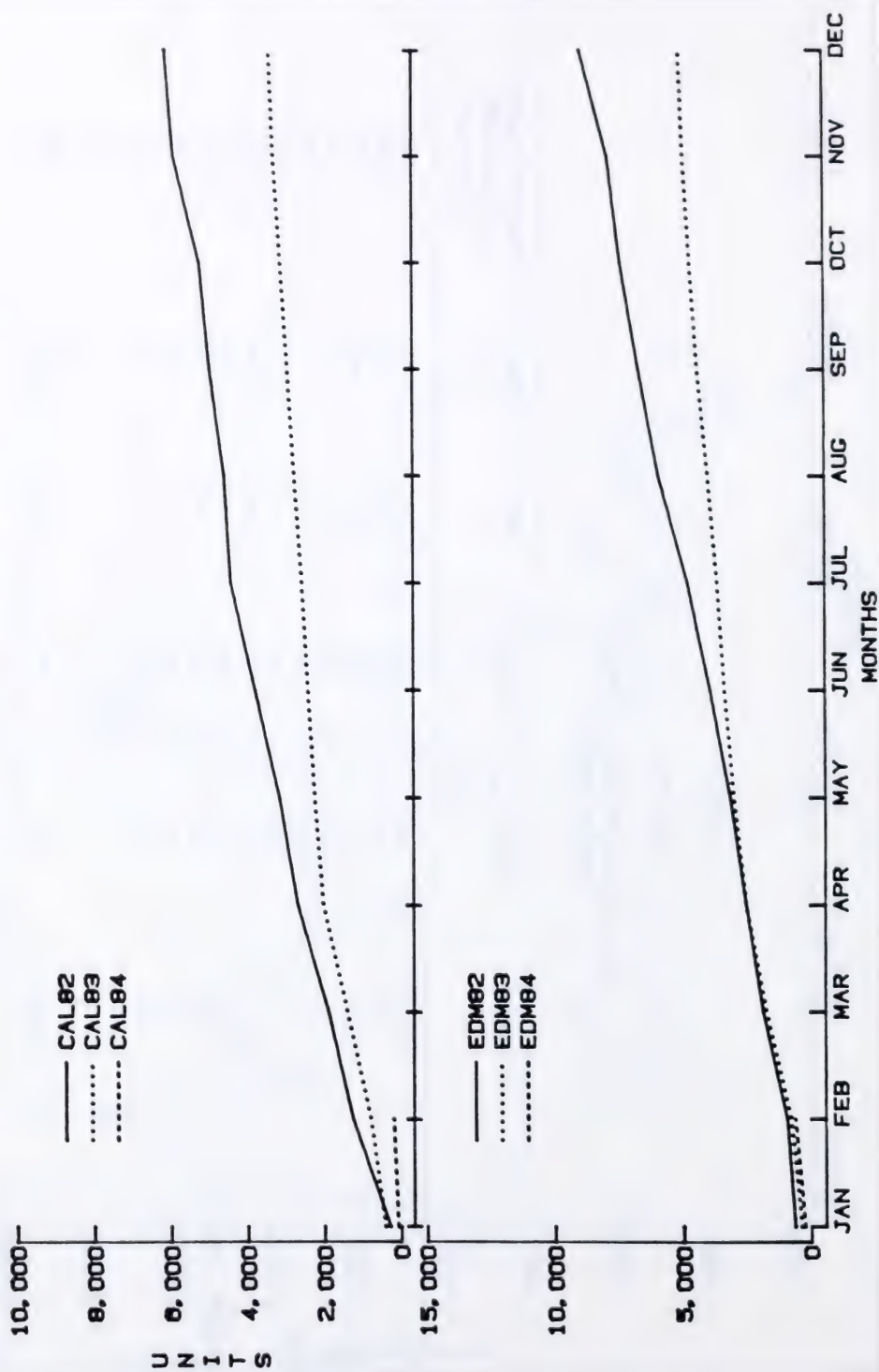


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY		CAMROSE		EDMONTON (METRO)		FORT MCMURRAY		GRAND PRAIRIE		LEDUC		LETHBRIDGE		LLOYDMIN. (ALTA. PART)		MEDICINE HAT		RED DEER		SPRICE GROVE	
	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984
JANUARY	412	85	1	0	382	239	1	1	0	1	3	1	16	11	7	3	43	2	29	12	0	3
FEBRUARY	798	196	5	0	784	622	1	4	1	3	6	2	67	25	14	8	61	10	56	20	0	5
MARCH	1395		16		1740		3		4		30		151		86		85		141			
APRIL	2015		37		2524		11		12		54		276		111		120		225		10	
MAY	2234		41		2990		28		24		61		407		123		138		365		22	
JUNE	2403		47		3354		31		27		66		475		132		150		394		40	
JULY	2554		49		3624		37		31		73		493		140		159		405		50	
AUGUST	2750		55		3970		59		41		77		561		154		174		426		57	
SEPTEMBER	2924		58		4368		63		46		79		575		158		187		439		64	
OCTOBER	3103		62		4644		71		51		80		593		172		197		452		76	
NOVEMBER	3286		64		4895		131		55		164		607		177		203		465		85	
DECEMBER	3399		64		5045		132		56		164		618		182		207		470		90	
PERCENT CHANGE	75		100		21		300		200		67		63		43		84		64		*	
TOTAL																						
YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	PERCENT CHANGE									
1983	894	1793	3655	5395	6433	7119	7615	8324	8961	9501	10132	10427										
1984	358	895											-50									

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 10
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED
URBAN ALBERTA

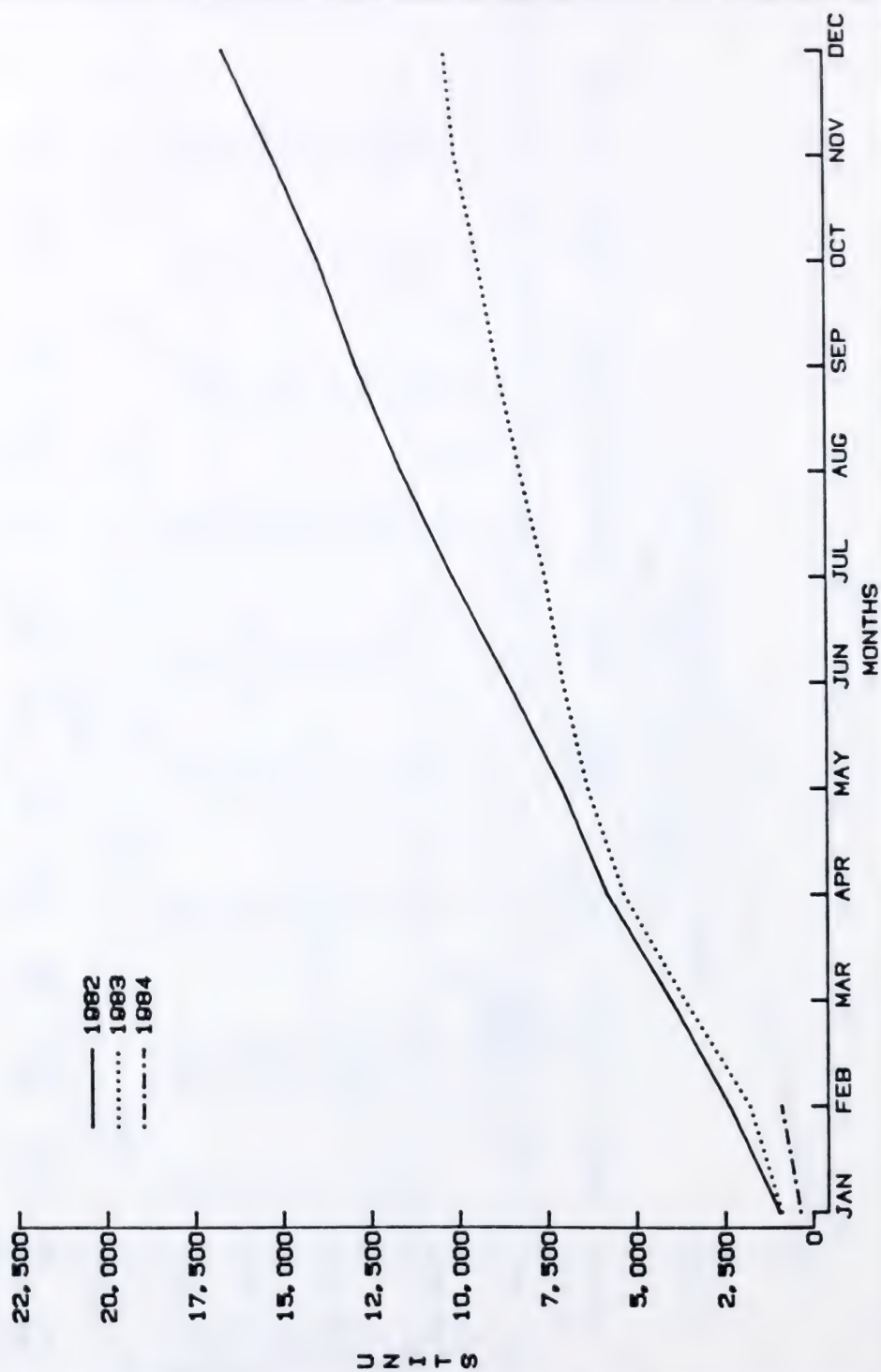


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1983-1984

	1983	1984	PERCENT CHANGE
JANUARY	894	358	-60
FEBRUARY	899	537	-40
MARCH	1862		
APRIL	1740		
MAY	1038		
JUNE	686		
JULY	496		
AUGUST	709		
SEPTEMBER	637		
OCTOBER	540		
NOVEMBER	631		
DECEMBER	295		
TOTAL	10427	895	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 11
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
EDMONTON METRO

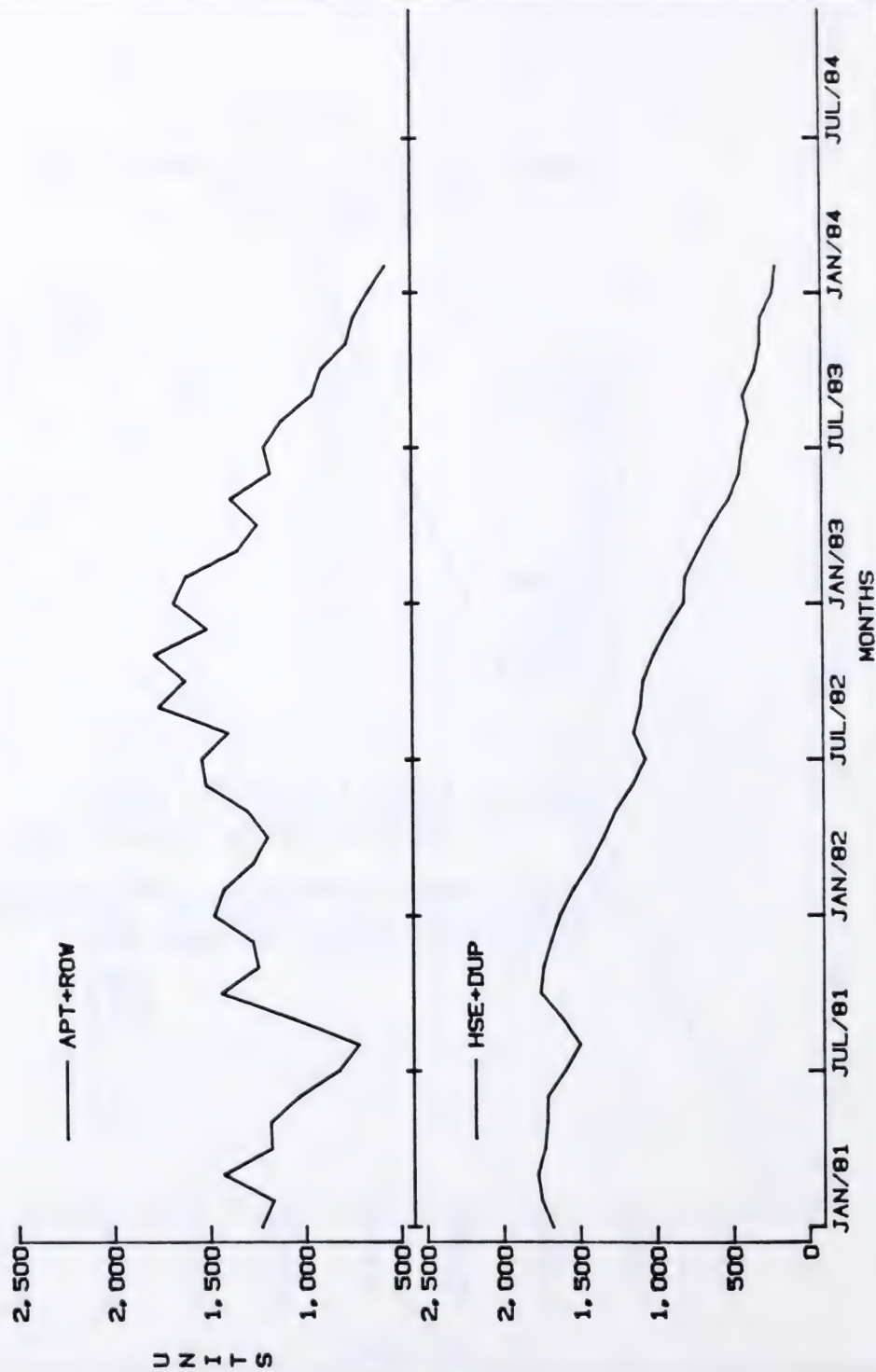


TABLE 14

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES	APARTMENTS AND ROWHOUSES*	TOTAL	COMPLETIONS	ABSORP. PERCENT

1983					
JANUARY	818	1681	2499	767	22
FEBRUARY	799	1616	2415	839	28
MARCH	714	1347	2061	346	25
APRIL	621	1242	1863	403	24
MAY	509	1381	1890	850	30
JUNE	442	1173	1615	652	36
JULY	421	1207	1628	943	36
AUGUST	382	1115	1497	652	34
SEPTEMBER	417	953	1370	1040	46
OCTOBER	338	905	1243	1173	51
NOVEMBER	304	772	1076	859	49
DECEMBER	301	736	1037	531	35

1984					
JANUARY	220	656	876	425	40
FEBRUARY	200	567	767	447	42
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

*UNITS COMPLETED AND UNOCCUPIED FOR 36 MONTHS OR LESS

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
 ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
 PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
CALGARY

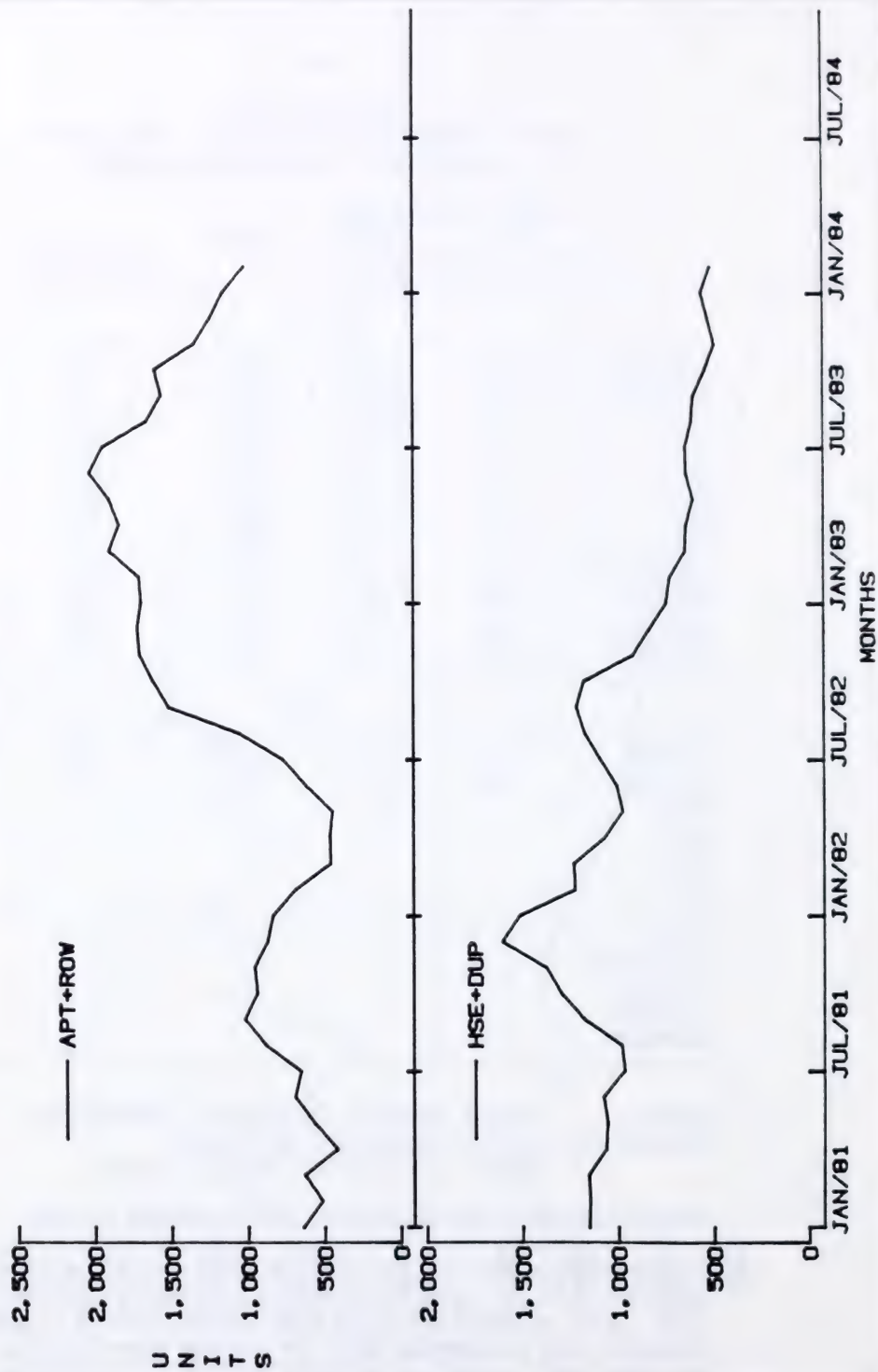


TABLE 15

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES	APARTMENTS AND ROWHOUSES*	TOTAL	COMPLETIONS	ABSORP. PERCENT

1983					
JANUARY	745	1695	2440	878	29
FEBRUARY	726	1709	2435	982	29
MARCH	646	1903	2549	1103	28
APRIL	640	1838	2478	574	21
MAY	604	1905	2509	894	26
JUNE	640	2033	2673	1155	27
JULY	644	1947	2591	636	22
AUGUST	612	1659	2271	302	22
SEPTEMBER	601	1563	2164	594	24
OCTOBER	541	1608	2149	698	25
NOVEMBER	491	1349	1840	743	36
DECEMBER	525	1245	1770	418	22

1984					
JANUARY	560	1161	1721	184	12
FEBRUARY	512	1021	1533	218	21
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*UNITS COMPLETED AND UNOCCUPIED FOR 36 MONTHS OR LESS

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13
LISTINGS AND SALES
EDMONTON METRO

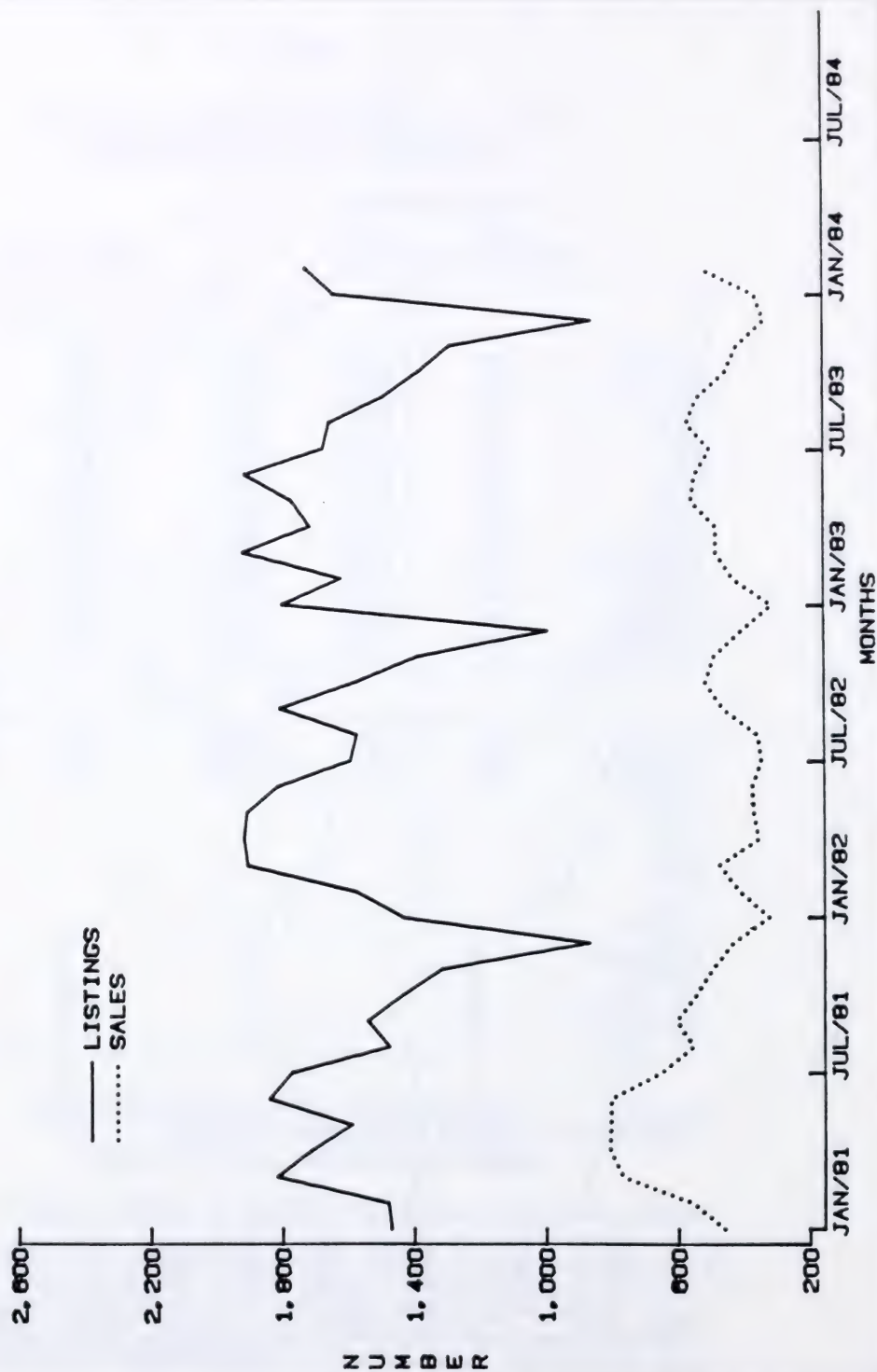


TABLE 16
RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON				
1983				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1796	313	.17	84785
FEBRUARY	1618	428	.26	87289
MARCH	1915	481	.25	89200
APRIL	1712	480	.28	87596
MAY	1769	555	.31	88756
JUNE	1909	545	.29	84974
JULY	1672	498	.30	84242
AUGUST	1653	569	.34	85846
SEPTEMBER	1490	536	.36	84494
OCTOBER	1380	451	.33	83161
NOVEMBER	1286	416	.32	85092
DECEMBER	856	333	.39	80332
1984				
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
SOURCE: EDMONTON REAL ESTATE BOARD				
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING				
MARKET AND ECONOMIC ANALYSIS BRANCH				

FIGURE 14
LISTINGS AND SALES
CALGARY

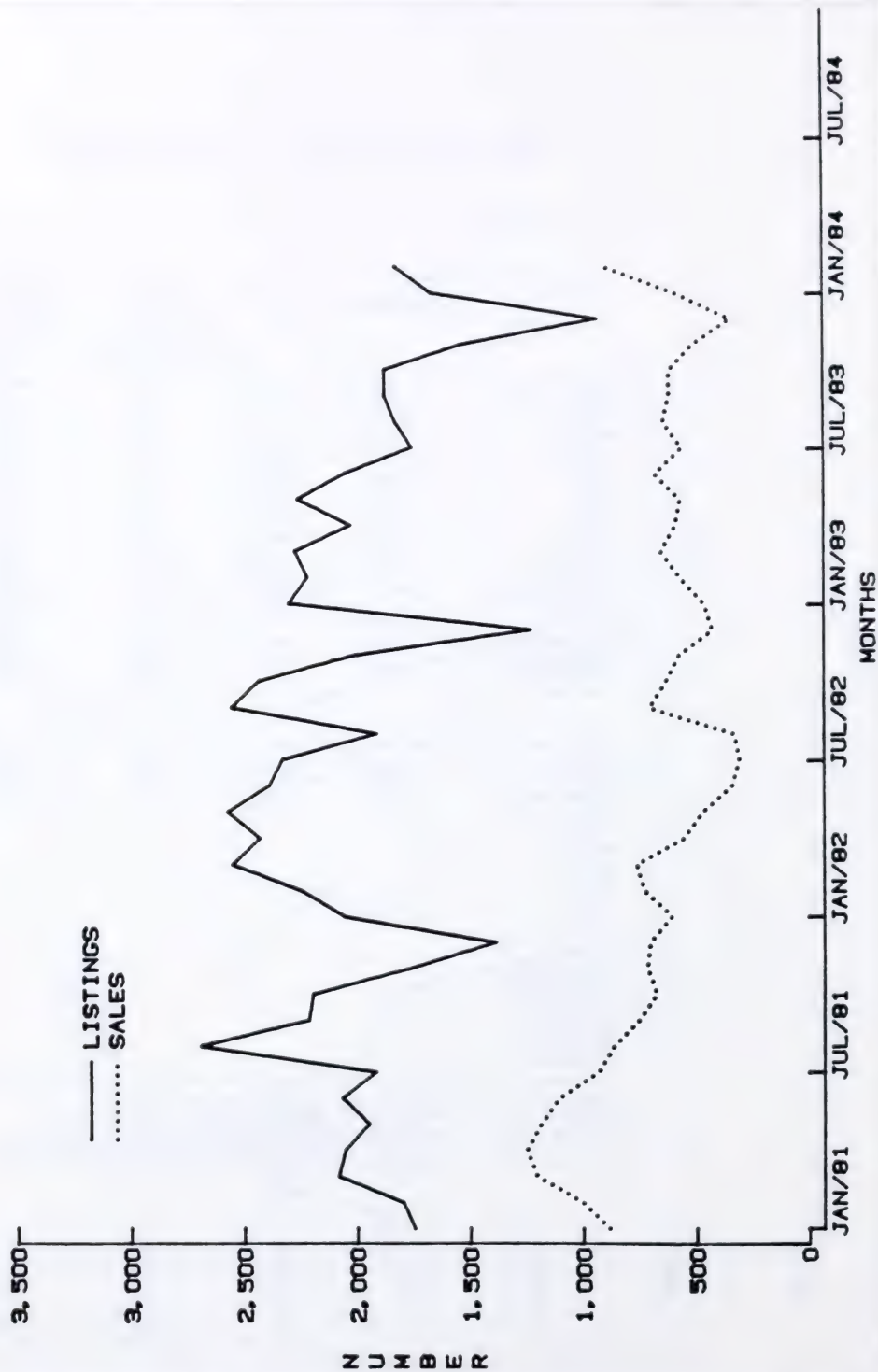


TABLE 17
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY				

1983				

	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2296	464	.20	105813
FEBRUARY	2214	569	.26	104472
MARCH	2269	653	.29	103338
APRIL	2023	589	.29	102377
MAY	2265	568	.25	100747
JUNE	2047	679	.33	102488
JULY	1752	560	.32	100106
AUGUST	1827	642	.35	98660
SEPTEMBER	1873	615	.33	96176
OCTOBER	1635	499	.31	96613
NOVEMBER	1532	513	.33	91213
DECEMBER	931	345	.37	88566

1984				

JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE:	CALGARY REAL ESTATE BOARD			
PREPARED BY:	ALBERTA DEPARTMENT OF HOUSING			
	MARKET AND ECONOMIC ANALYSIS BRANCH			

FIGURE 15
AVERAGE SALE PRICES
CALGARY AND EDMONTON

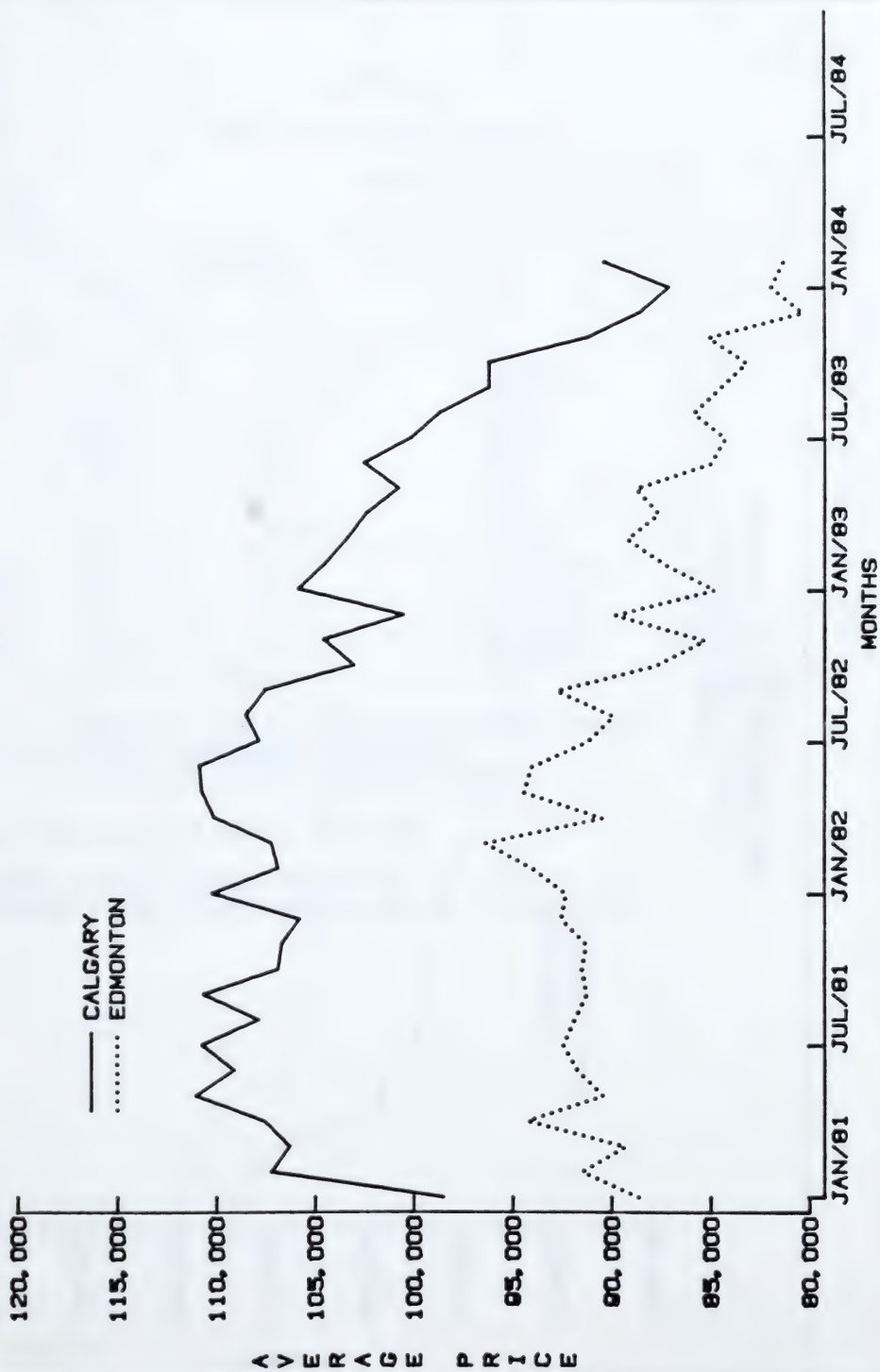


FIGURE 16
NEW HOUSING PRICE INDEXES
CALGARY AND EDMONTON
(1976=100)

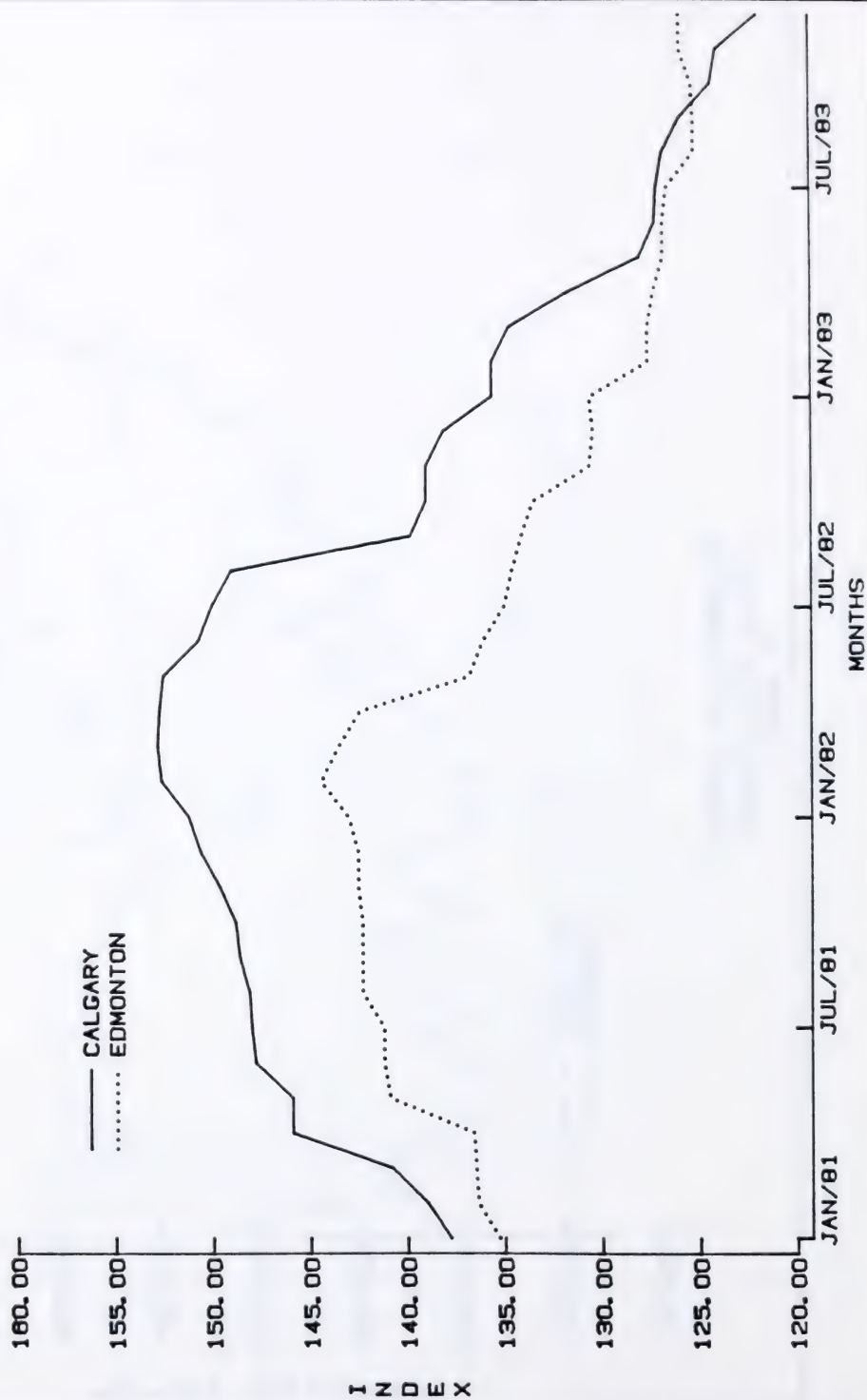


TABLE 18
NEW HOUSING PRICE INDICES*
1976=100

CALGARY**			EDMONTON***		
	1982	1983		1982	1983
JANUARY	151.2	135.6	JANUARY	143.0	130.6
FEBRUARY	152.6	135.6	FEBRUARY	144.4	127.6
MARCH	152.8	134.7	MARCH	143.5	127.6
APRIL	152.7	131.7	APRIL	142.4	127.3
MAY	152.5	128.0	MAY	136.8	126.8
JUNE	150.7	127.2	JUNE	136.1	126.8
JULY	150.0	127.1	JULY	135.0	126.6
AUGUST	149.0	126.8	AUGUST	134.6	125.2
SEPTEMBER	139.8	125.9	SEPTEMBER	134.1	125.2
OCTOBER	139.0	124.3	OCTOBER	133.5	125.3
NOVEMBER	139.0	124.0	NOVEMBER	130.6	125.9
DECEMBER	138.1	121.9	DECEMBER	130.4	125.9

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

MAY - 9 1984

RESIDENTIAL CONSTRUCTION IN ALBERTA

MARCH 1984

Alberta
DEPARTMENT OF HOUSING

ISSN 0823-3047

TABLE OF CONTENTS

	<u>Page</u>
A. <u>Highlights</u>	1
B. <u>Residential Construction Starts</u>	
Table 1: Housing Starts by Type and Towns	5
Table 2: January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	7
Table 3: Total Housing Starts by Month: 1983 - 1984	9
Table 4: Total Single and Multiple Housing Starts by Month: 1983 - 1984	12
Table 5: Total Single and Multiple Housing Starts in Calgary and Edmonton by Month: 1983 - 1984	13
Table 6: Quarterly Housing Starts in Alberta (All Areas)	15
Table 7: Housing Completions by Type and Towns	16
Table 8: Housing Under-Construction by Type and Towns	17
Table 9: Starts, Completions and Under-Construction - Calgary	19
Table 10: Starts, Completions and Under-Construction - Edmonton	21
* * * *	
Figure 1: Cumulative Housing Starts - Calgary and Edmonton	6
Figure 2: Total Number of Housing Starts	8
Figure 3: Multiples as a Percentage of Total Starts - Urban Alberta	10
Figure 4: Multiples as a Percentage of Total Starts - Calgary and Edmonton	12
Figure 5: Cumulative Quarterly Housing Starts - Urban Areas	14
Figure 6: Starts, Completions and Under-Construction - Calgary	18
Figure 7: Starts, Completions and Under-Construction - Edmonton	20
C. <u>Residential Building Permits</u>	
Table 11: Building Permits by Type and Towns	23
Table 12: January to Date Building Permits by Type and Towns, Compared With Same Period in the Previous Year	25
Table 13: Total Building Permits by Month: 1983 - 1984	27
* * * *	
Figure 8: Total Number of Building Permits Issued Each Month - Urban Alberta	22
Figure 9: Cumulative Building Permits - Calgary and Edmonton	24
Figure 10: Cumulative Building Permits - Urban Alberta	26

D. Newly Completed and Unoccupied Dwellings

Table 14:	Newly Completed and Unoccupied Dwellings by Month - Edmonton	29
Table 15:	Newly Completed and Unoccupied Dwellings by Month - Calgary	31

* * * *

Figure 11:	Newly Completed and Unoccupied Dwellings - Edmonton	28
Figure 12:	Newly Completed and Unoccupied Dwellings - Calgary	30

E. Multiple Listings Service (M.L.S.)

Table 16:	Residential Listings, Sales and Price by Month - Edmonton (1983 - 1984)	33
Table 17:	Residential Listings, Sales and Price by Month - Calgary (1983 - 1984)	35

* * * *

Figure 13:	Listings and Sales - Edmonton	32
Figure 14:	Listings and Sales - Calgary	34
Figure 15:	Average Sales Prices - Calgary and Edmonton	36

F. New Housing Price Indexes

Table 18:	New Housing Price Indexes in Calgary and Edmonton by Month: 1981 - 1982	38
-----------	--	----

* * * *

Figure 16:	New Housing Price Indexes in Calgary and Edmonton	37
------------	---	----

A. RESIDENTIAL CONSTRUCTION STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION

1. ALBERTA:

- IN THE FOURTH QUARTER, HOUSING STARTS IN ALBERTA DECREASED BY 44% FROM 4,598 IN 1982 TO 2,568 IN 1983.

2. URBAN ALBERTA:

- TOTAL RESIDENTIAL CONSTRUCTION STARTS IN URBAN ALBERTA AMOUNTED TO 350 UNITS IN MARCH, 1984, A DECREASE OF 61% OVER THE SAME MONTH LAST YEAR.
- IN THE PERIOD JANUARY TO MARCH, 1,086 WERE STARTED. THIS IS A DECREASE OF 70% FROM THE 3,579 UNITS THAT WERE STARTED IN THE SAME PERIOD LAST YEAR.
- THE TOTAL OF 350 UNITS STARTED ARE COMPRISED OF 277 SINGLES AND 73 MULTIPLES. MULTIPLES REPRESENT 21% OF THE TOTAL STARTS.
- TOTAL STARTS INCREASED OVER LAST MONTH IN SPRUCE GROVE (25%), LETHBRIDGE (113%), CALGARY (125%), AND MEDICINE HAT (133%). IN ALL OTHER CITIES, STARTS DECLINED.

3. CALGARY:

- IN CALGARY A TOTAL OF 128 UNITS WERE STARTED. THIS IS AN INCREASE OF 125% FROM LAST MONTH'S TOTAL OF 57.

- THE TOTAL OF 128 STARTS IS MADE UP OF 114 SINGLES AND 14 MULTIPLES. MULTIPLES REPRESENT 11% OF THE TOTAL UNITS IN CALGARY THIS MONTH.
- COMPARED TO LAST MONTH, THE SINGLES TOTAL OF 114 HAS INCREASED (100%) AND THE MULTIPLES TOTAL OF 11 HAS ALSO INCREASED (N/A).
- THERE WERE ALSO 444 UNITS COMPLETED (AN INCREASE OF 105% OVER LAST MONTH) AND 1,907 UNITS UNDER-CONSTRUCTION (A DECREASE OF 14% OVER LAST MONTH).

4. EDMONTON:

- IN EDMONTON A TOTAL OF 173 UNITS WERE STARTED. THIS IS A DECREASE OF 15% FROM LAST MONTH'S TOTAL OF 204.
- THE TOTAL OF 173 IS MADE UP OF 122 SINGLES AND 51 MULTIPLES. MULTIPLES REPRESENT 29% OF THE TOTAL UNITS IN EDMONTON THIS MONTH.
- COMPARED TO LAST MONTH, THE SINGLES TOTAL OF 122 HAS DECREASED (40%) AND THE MULTIPLES TOTAL OF 51 HAS INCREASED (2,450%).
- THERE WERE ALSO 217 UNITS COMPLETED (DECREASE OF 52% OVER LAST MONTH) AND 2,542 UNITS UNDER-CONSTRUCTION (A DECREASE OF 2% OVER LAST MONTH).

B. RESIDENTIAL BUILDING PERMITS ISSUED

- A TOTAL OF 521 BUILDING PERMITS WERE ISSUED IN MARCH, 1984. THIS IS A DECREASE OF 72% OVER THE SAME MONTH LAST YEAR.
- IN THE PERIOD JANUARY TO MARCH, 1,416 PERMITS WERE ISSUED, A DECREASE OF 61% FROM THE 3,655 THAT WERE ISSUED OVER THE SAME TIME PERIOD LAST YEAR.
- THERE WAS A DECREASE IN THE NUMBER OF BUILDING PERMITS ISSUED IN EDMONTON (39%) AND LEDUC (N/A). IN ALL OTHER CITIES, BUILDING PERMITS INCREASED.

C. NEWLY COMPLETED AND UNOCCUPIED DWELLINGS

1. EDMONTON:

- A TOTAL OF 673 NEWLY COMPLETED AND UNOCCUPIED DWELLING, (217 HOUSES AND DUPLEXES AND 456 APARTMENTS AND ROWHOUSES) WERE AVAILABLE IN MARCH.
- NEWLY COMPLETED AND UNOCCUPIED DWELLINGS DECREASED BY 12% OVER LAST MONTH.
- 32% OF THE NEWLY COMPLETED DWELLINGS WERE ABSORBED INTO THE MARKET COMPARED TO THE 42% ABSORPTION RATE OF LAST MONTH.

2. CALGARY:

- A TOTAL OF 1,345 NEWLY COMPLETED AND UNOCCUPIED DWELLINGS (420 HOUSES AND DUPLEXES AND 925 APARTMENTS AND ROWHOUSES) WERE AVAILABLE.
- NEWLY COMPLETED AND UNOCCUPIED DWELLINGS DECREASED BY 12% OVER LAST MONTH.
- THE ABSORPTION RATE INCREASED TO 32% FROM THE 21% LAST MONTH.

D. RESIDENTIAL LISTINGS, SALES AND PRICE

1. EDMONTON:

- 586, OR 33%, OF THE 1,763 PROPERTIES LISTED FOR SALE WERE SOLD AT AN AVERAGE SELLING PRICE OF \$80,798.
- LISTINGS INCREASED BY 2%, SALES INCREASED BY 11%, HOWEVER THE SELLING PRICE HAS DECREASED BY 1% OVER LAST MONTH.

2. CALGARY:

- 905 OR 43%, OF THE 2,113 PROPERTIES LISTED FOR SALE WERE SOLD AT AN AVERAGE SELLING PRICE OF \$91,949.
- LISTINGS INCREASED BY 16%, SALES INCREASED BY 1% AND THE SELLING PRICE HAS ALSO INCREASED BY 2% OVER LAST MONTH.

E. NEW HOUSING PRICE INDEXES

1. CALGARY:

- IN FEBRUARY, 1984, THE INDEX DROPPED TO 82.6, A DECREASE OF 11% OVER THE SAME PERIOD LAST YEAR.

2. EDMONTON:

- IN FEBRUARY, 1984, THE INDEX DECREASED TO 88.3, A DROP OF 14% OVER THE SAME MONTH LAST YEAR.

TABLE 1

MAR-84

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	114	0	14	0	128	-75
CAMROSE	0	0	0	0	0	-100
EDMONTON M.A.	122	0	51	0	173	-45
FORT MCMURRAY	2	0	0	0	2	*
GRANDE PRAIRIE	2	0	0	0	2	*
LEDUC	1	0	0	0	1	-67
LETHBRIDGE	15	2	0	0	17	-29
LLOYDMINSTER(ALTA. PART)	1	0	0	0	1	0
MEDICINE HAT	7	0	0	0	7	-56
RED DEER	8	0	6	0	14	-39
SPRUCE GROVE	5	0	0	0	5	*
TOTAL	277	2	71	0	350	-61

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 1
CUMULATIVE HOUSING STARTS
CALGARY AND EDMONTON

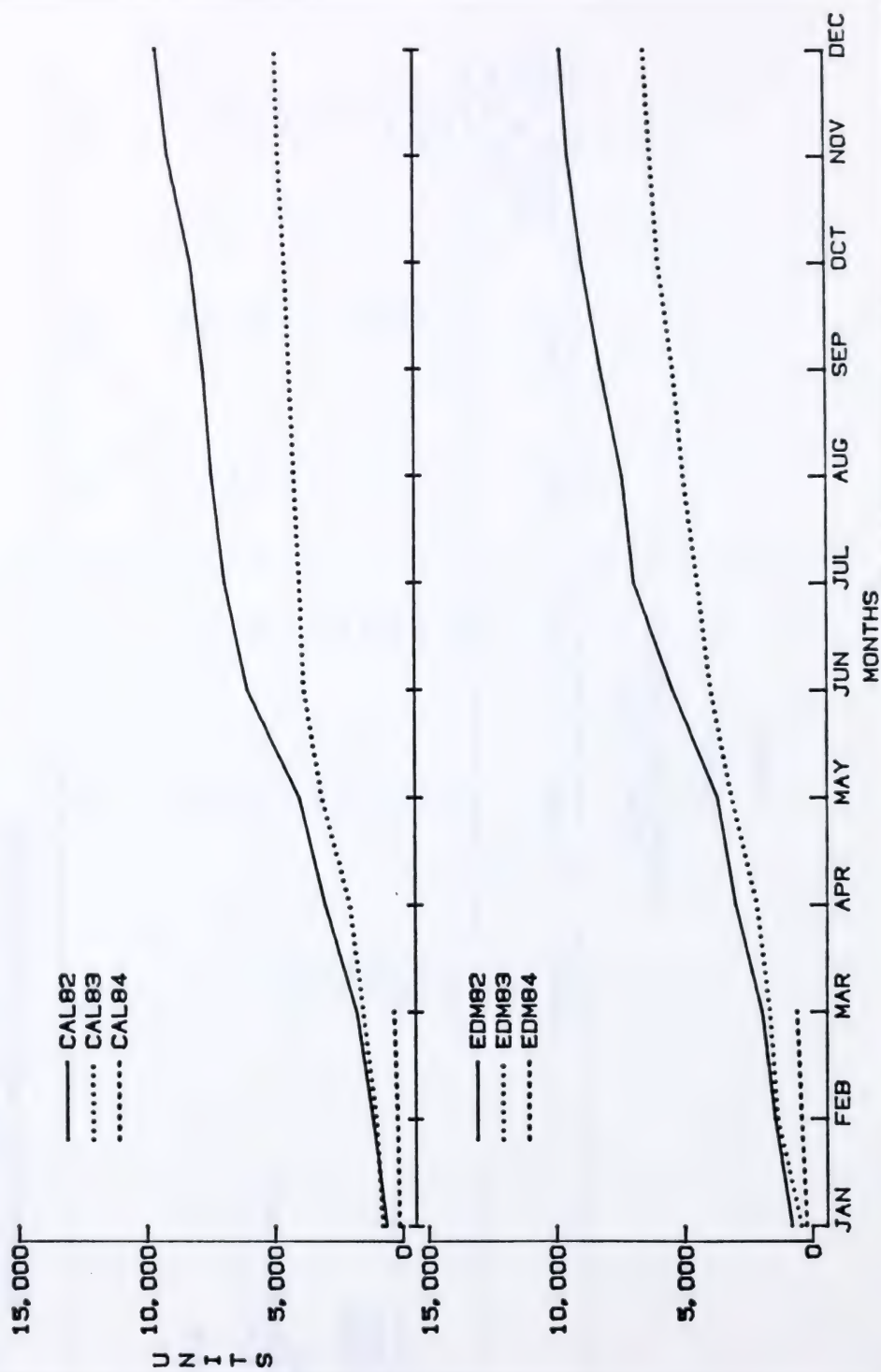


TABLE 2

MAR-84

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT		TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1983	1984	1983	1984	1983	1984	1983	1984	1983 1984	
CALGARY	681	290	52	2	147	35	658	0	1538	327
CAMROSE	7	2	0	0	0	0	0	0	7	2
EDMONTON M.A.	842	512	10	6	189	79	628	0	1669	597
FORT McMURRAY	33	14	0	0	0	0	0	0	33	14
GRANDE PRAIRIE	3	18	2	4	0	0	0	0	5	22
LEDUC	8	7	0	0	0	0	0	0	8	7
LETHBRIDGE	58	33	22	6	0	0	99	0	179	39
LLOYDMINSTER (ALTA. PART)	14	11	0	0	0	0	0	0	14	11
MEDICINE HAT	31	15	2	2	36	0	0	0	69	17
RED DEER	53	24	4	0	0	6	0	4	57	34
SPRUCE GROVE	0	16	0	0	0	0	0	0	0	16
TOTAL	1730	942	92	20	372	120	1385	4	3579	1086
PERCENT CHANGE BY TYPE		-46		-78		-68		-100		-70

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 2
TOTAL NUMBER OF STARTS EACH MONTH
URBAN ALBERTA

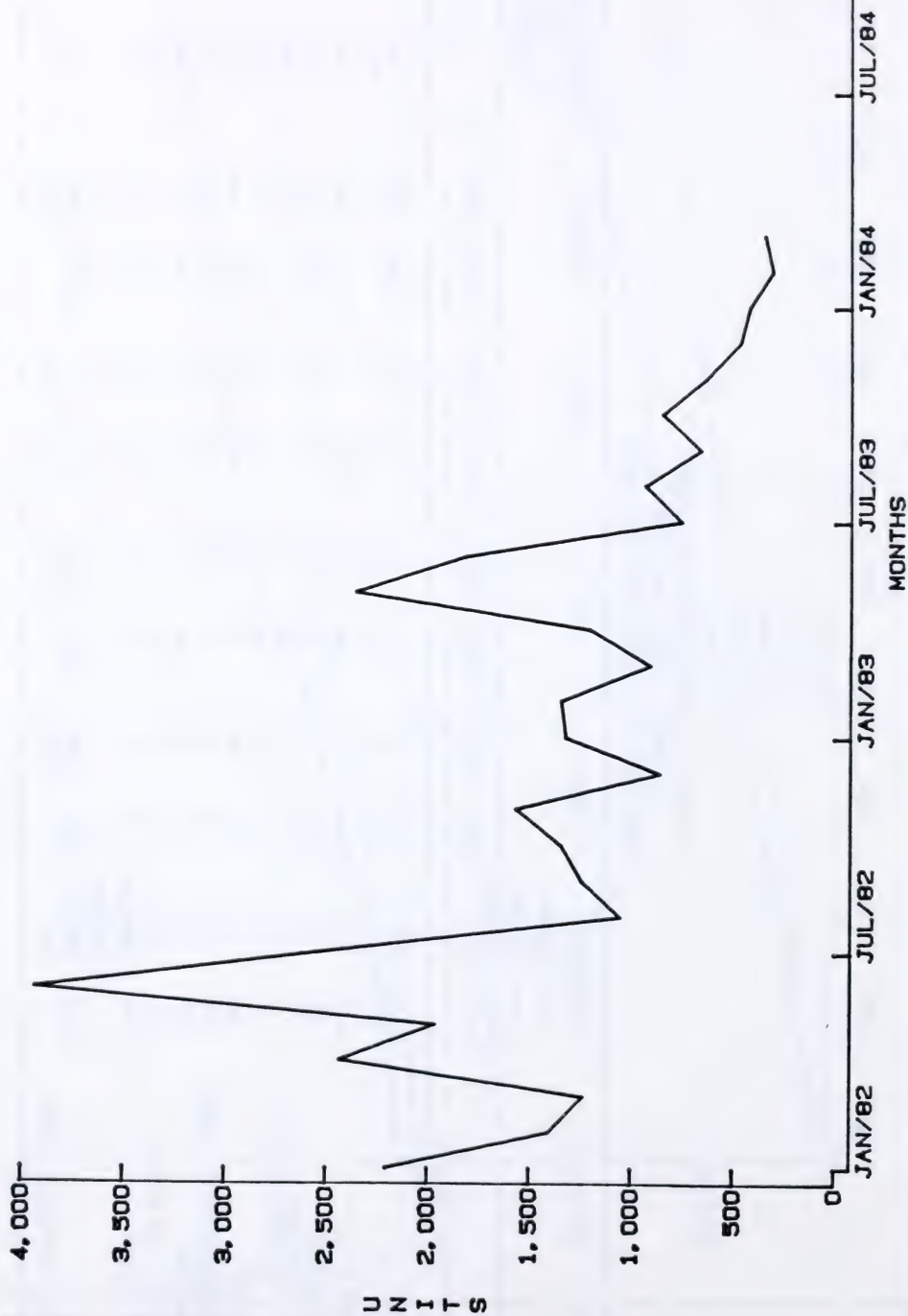


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1983-1984

	1983	1984	PERCENT CHANGE
JANUARY	1325	425	-68
FEBRUARY	1346	311	-77
MARCH	908	350	-61
APRIL	1205		
MAY	2351		
JUNE	1815		
JULY	755		
AUGUST	934		
SEPTEMBER	661		
OCTOBER	850		
NOVEMBER	636		
DECEMBER	470		
TOTAL	13256	1086	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
URBAN ALBERTA

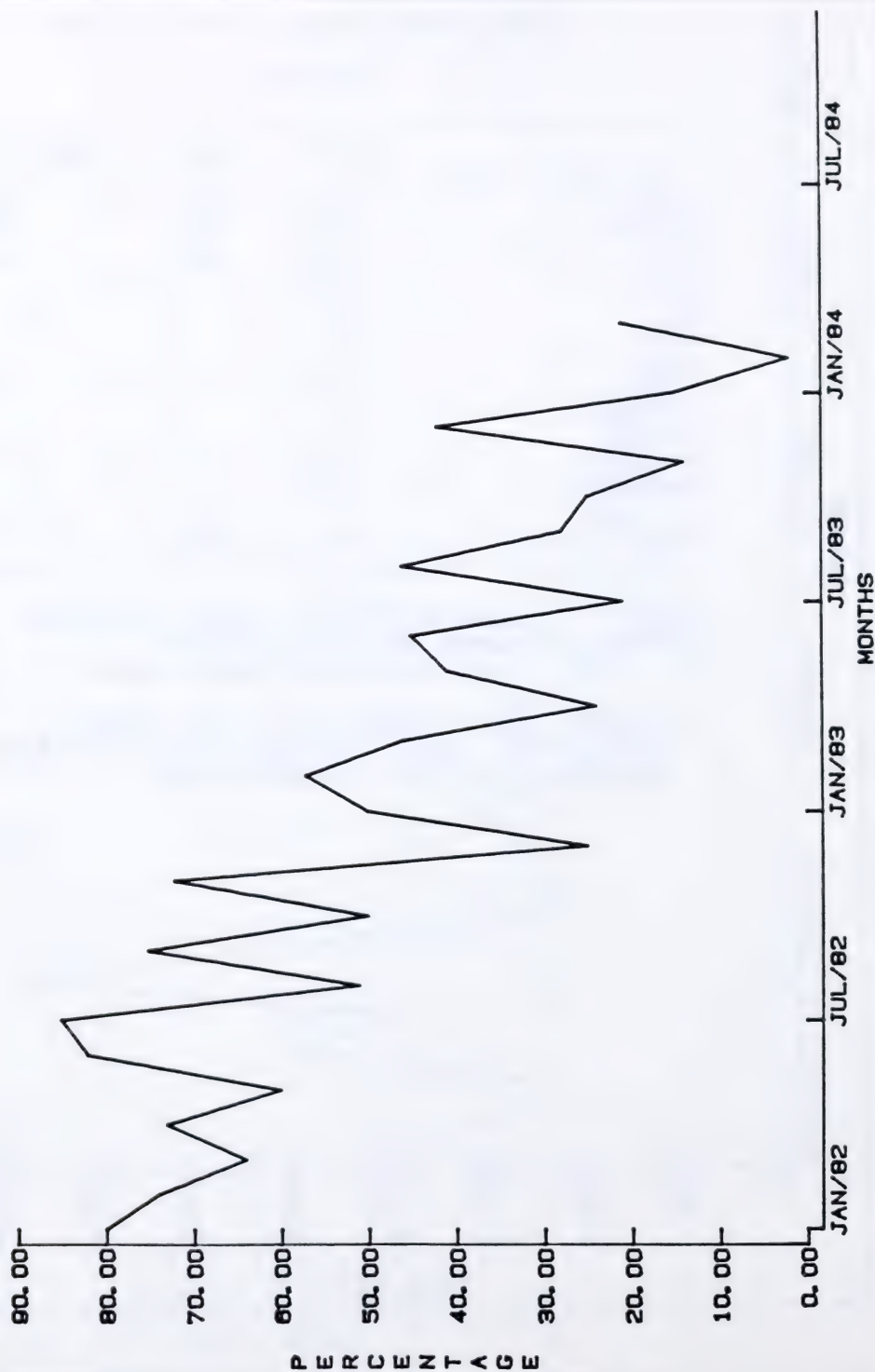


TABLE 4
SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1983-1984				
1983				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	1325	658	667	50
FEBRUARY	1346	583	763	57
MARCH	908	489	419	46
APRIL	1205	916	289	24
MAY	2351	1377	974	41
JUNE	1815	991	824	45
JULY	755	595	160	21
AUGUST	934	506	428	46
SEPTEMBER	661	474	187	28
OCTOBER	850	641	209	25
NOVEMBER	636	544	92	14
DECEMBER	470	271	199	42
TOTAL	13256	8045	5211	39
1984				
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	350	277	73	21
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	1086	942	144	

SOURCE; CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
EDMONTON AND CALGARY

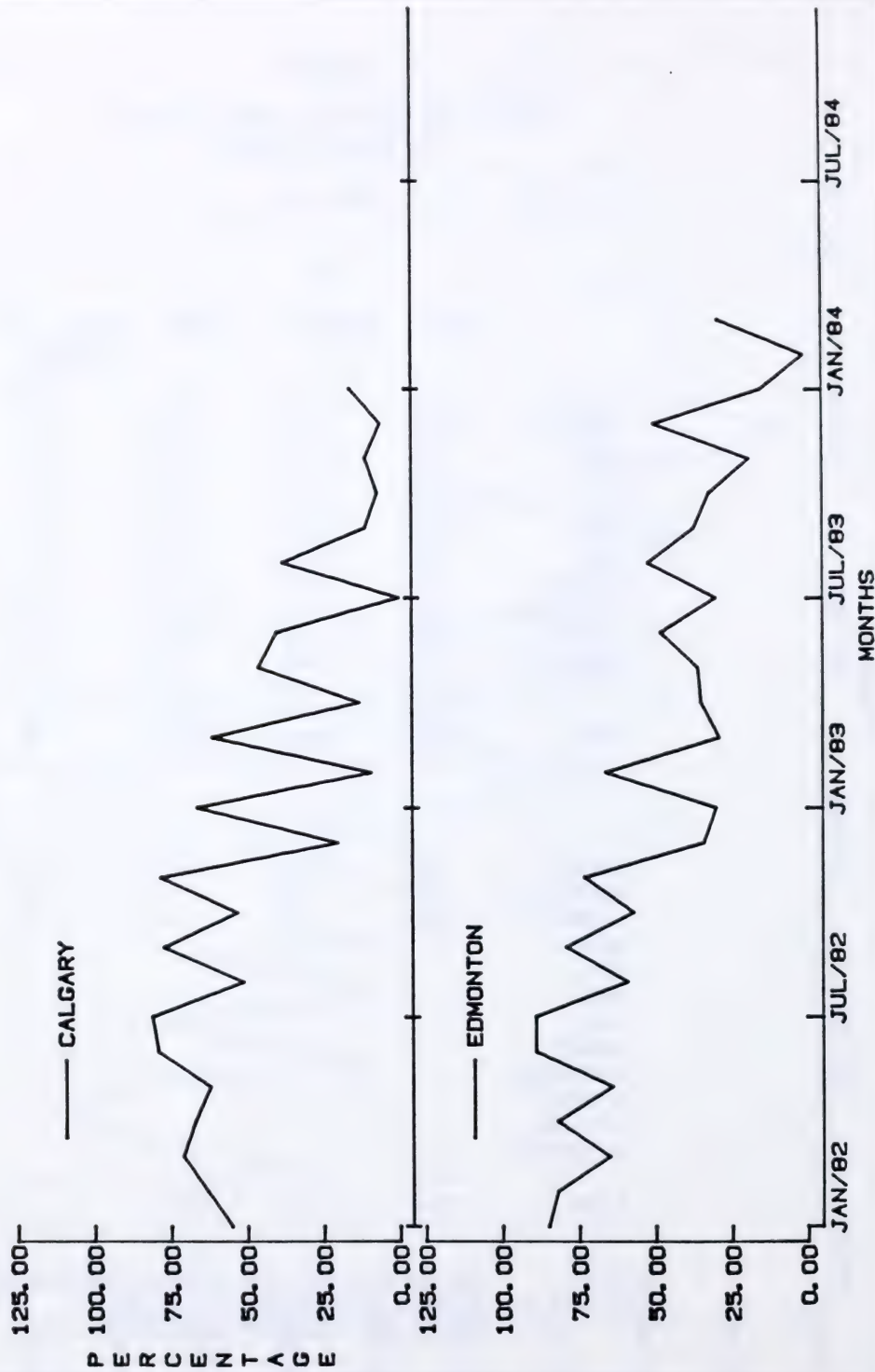


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

CALGARY					1983	EDMONTON(METRO)				
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL			TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	
JANUARY	787	271	516	66	JANUARY	432	303	129	30	
FEBRUARY	229	209	20	9	FEBRUARY	922	316	606	66	
MARCH	522	201	321	61	MARCH	315	223	92	29	
APRIL	500	435	65	13	APRIL	492	319	173	35	
MAY	1076	581	495	46	MAY	970	621	349	36	
JUNE	699	420	279	40	JUNE	806	387	419	52	
JULY	161	161	0	0	JULY	500	352	148	30	
AUGUST	208	129	79	38	AUGUST	536	258	278	52	
SEPTEMBER	176	156	20	11	SEPTEMBER	390	245	145	37	
OCTOBER	176	164	12	7	OCTOBER	559	380	179	32	
NOVEMBER	244	218	26	11	NOVEMBER	295	239	56	19	
DECEMBER	104	98	6	6	DECEMBER	236	118	118	50	
TOTAL	4882	3043	1839	38	TOTAL	6453	3761	2692	42	
CALGARY					1984	EDMONTON(METRO)				
JANUARY	142	119	23	16	JANUARY	220	188	32	15	
FEBRUARY	57	57	0	0	FEBRUARY	204	202	2	1	
MARCH	128	114	14	11	MARCH	173	122	51	29	
APRIL					APRIL					
MAY					MAY					
JUNE					JUNE					
JULY					JULY					
AUGUST					AUGUST					
SEPTEMBER					SEPTEMBER					
OCTOBER					OCTOBER					
NOVEMBER					NOVEMBER					
DECEMBER					DECEMBER					
TOTAL	327	290	37		TOTAL	597	512	85		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 5
CUMULATIVE QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

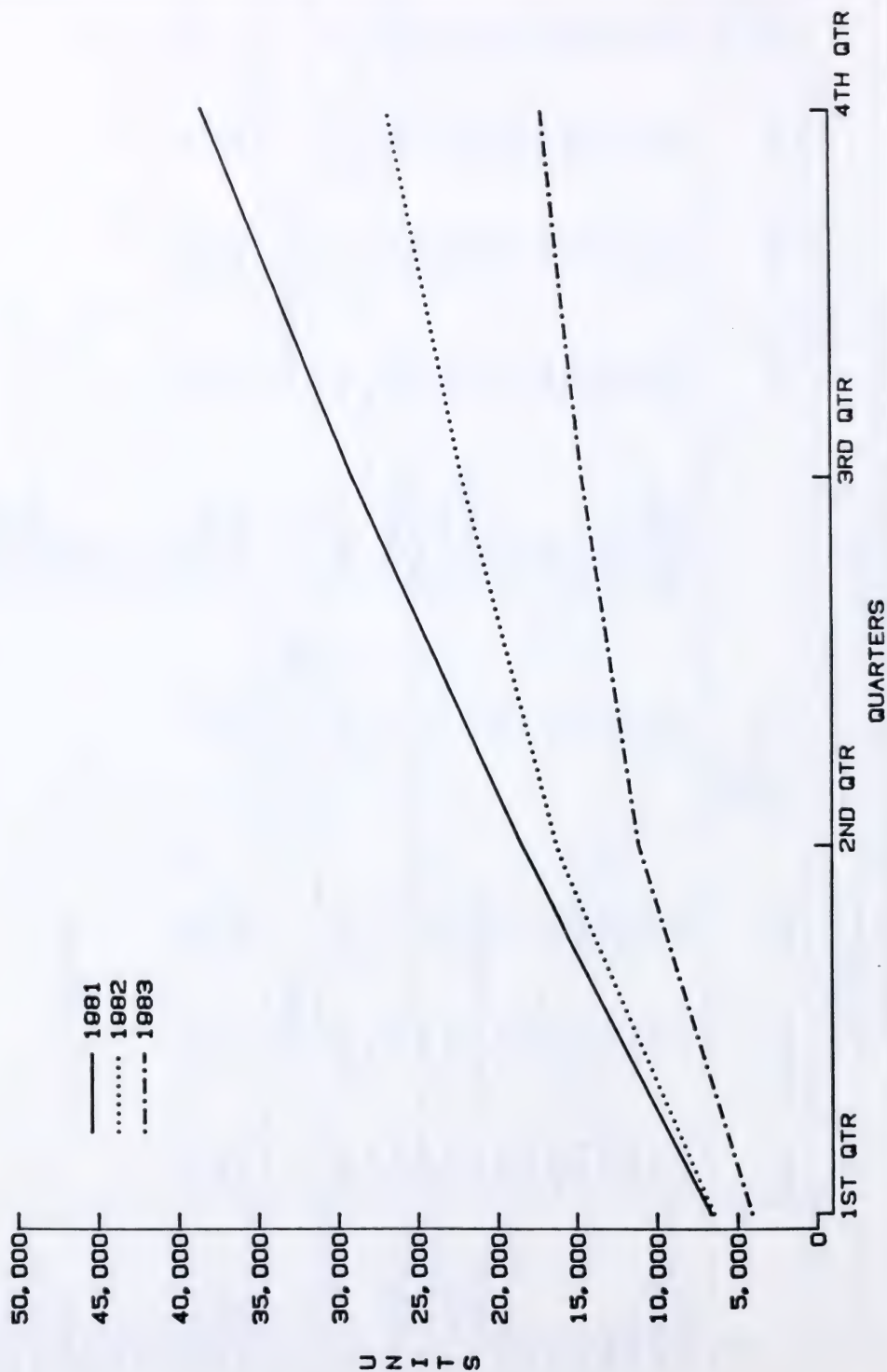


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

1982 - 1983

	1982	1983	PERCENT CHANGE
FIRST QUARTER	6467	4101	-37
SECOND QUARTER	9820	6987	-29
THIRD QUARTER	5904	3478	-41
FOURTH QUARTER	4598	2568	-44
TOTAL	26789	17134	-36

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 7

MAR-84

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	209	8	6	221	444	-60
CAMROSE	1	0	0	0	1	-50
EDMONTON M.A.	145	6	34	32	217	-37
FORT MCMURRAY	0	0	0	0	0	-100
GRANDE PRAIRIE	6	0	0	0	6	*
LEDUC	5	0	0	0	5	-92
LETHBRIDGE	10	4	0	35	49	-14
LLOYDMINSTER(ALTA. PART)	1	0	0	0	1	-98
MEDICINE HAT	1	0	0	0	1	-95
RED DEER	7	0	0	0	7	-61
SPRUCE GROVE	4	0	0	0	4	-20
TOTAL	389	18	40	288	735	-56

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

TABLE 8

MAR-84

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMLS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	726	64	206	911	1907	-67
CANROSE	3	0	0	0	3	-95
EDMONTON M.A.	924	72	285	1261	2542	-57
FORT McMURRAY	16	0	0	67	83	-47
GRANDE PRAIRIE	8	4	0	0	12	140
LEDUC	3	0	0	73	76	986
LETHBRIDGE	100	10	0	30	140	-66
LLOYDMINSTER(ALTA. PART)	16	0	0	0	16	-81
MEDICINE HAT	35	6	36	27	104	-20
RED DEER	23	0	31	298	352	0
SPRUCE GROVE	11	0	0	0	11	*
TOTAL	1865	156	558	2667	5246	-59

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 6
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
CALGARY

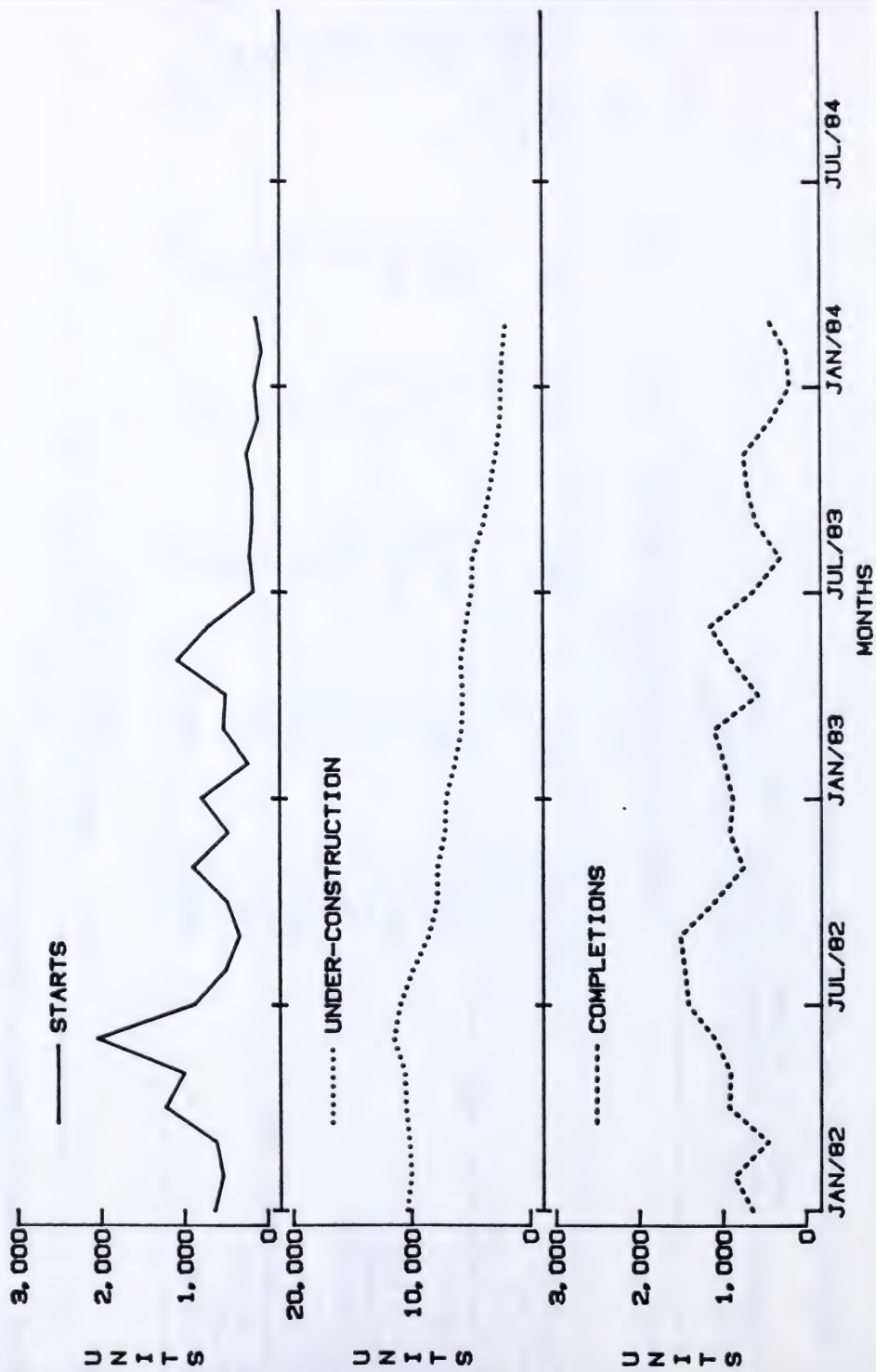


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1983			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	787	878	7061
FEBRUARY	229	982	6312
MARCH	522	1103	5731
APRIL	500	574	5657
MAY	1076	894	5838
JUNE	699	1155	5381
JULY	161	636	4903
AUGUST	208	302	4808
SEPTEMBER	176	594	3854
OCTOBER	176	698	3331
NOVEMBER	244	743	2840
DECEMBER	104	418	2428
1984			
JANUARY	142	184	2386
FEBRUARY	57	217	2226
MARCH	128	444	1907
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 7
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
EDMONTON

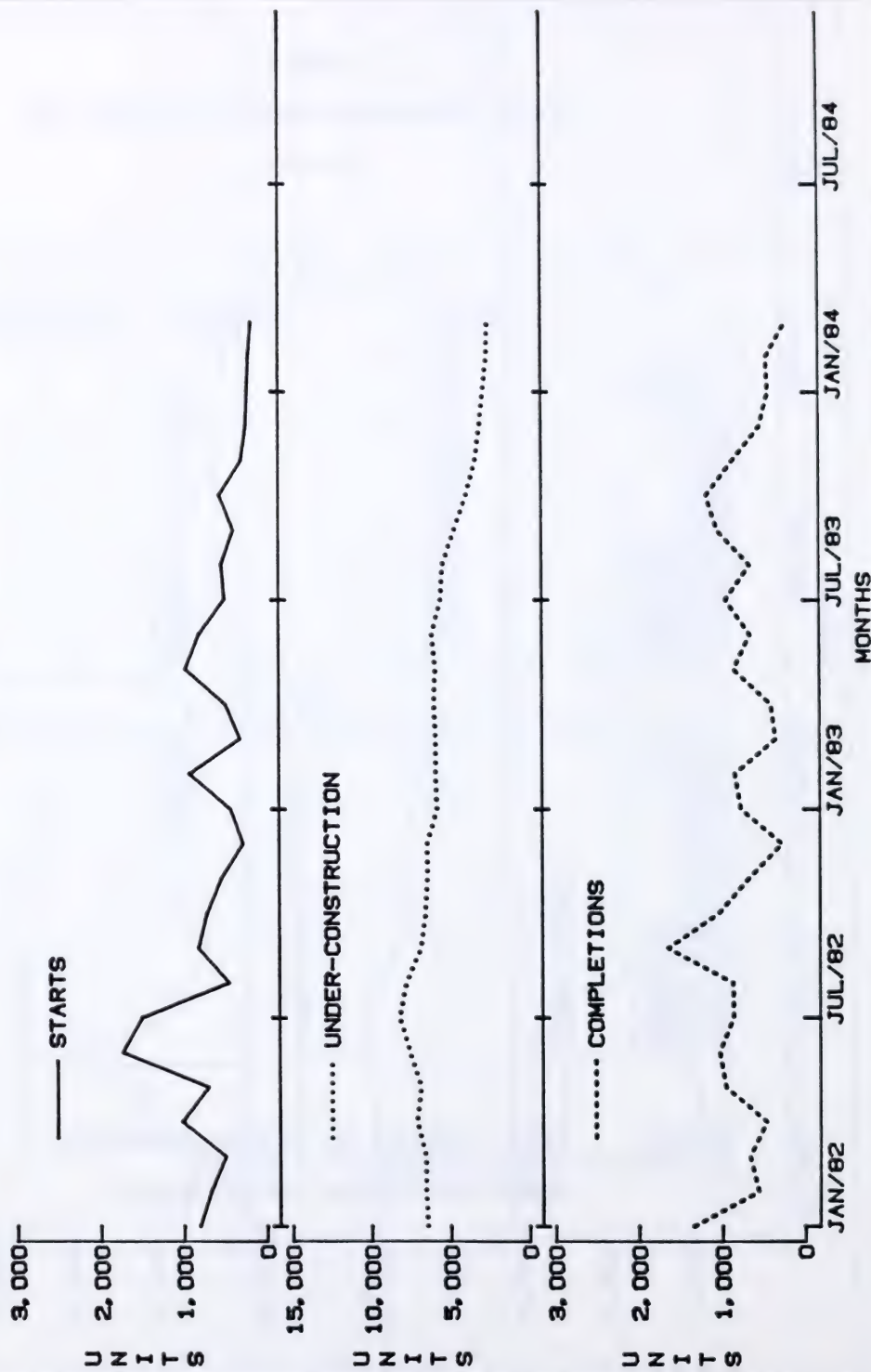


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1983			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	432	767	5805
FEBRUARY	922	839	5889
MARCH	315	346	5902
APRIL	492	403	5990
MAY	970	850	5905
JUNE	806	652	6120
JULY	500	943	5559
AUGUST	536	652	5422
SEPTEMBER	390	1040	4687
OCTOBER	559	1173	3926
NOVEMBER	295	859	3343
DECEMBER	236	531	3051
1984			
JANUARY	220	425	2845
FEBRUARY	204	448	2593
MARCH	173	217	2542
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH
URBAN ALBERTA

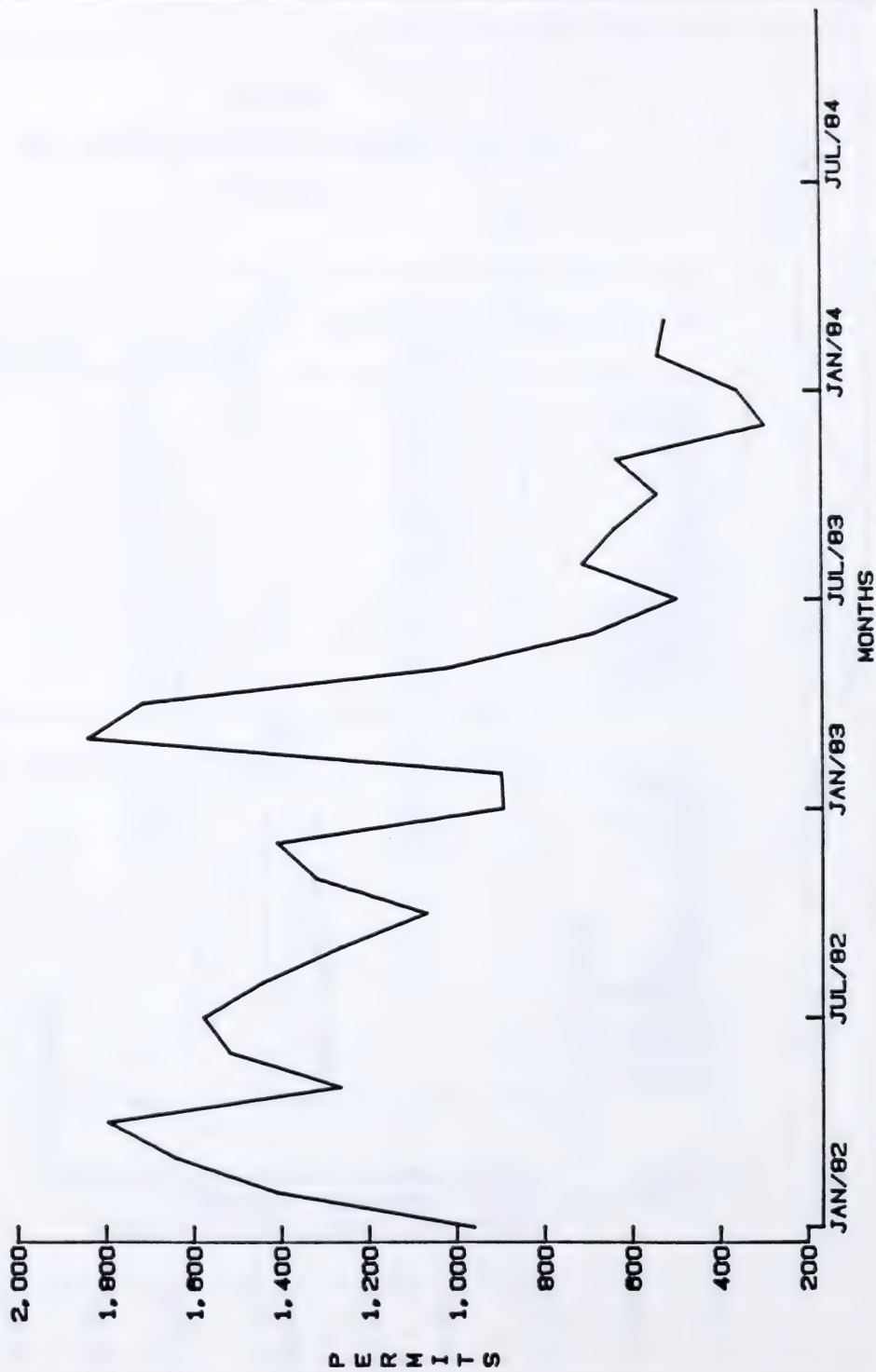


TABLE 11

MAR-84

RESIDENTIAL BUILDING PERMITS
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	206	0	0	0	206	-65
CAMROSE	2	0	0	0	2	-82
EDMONTON M.A.	208	2	23	0	233	-76
FORT MCMURRAY	6	0	0	0	6	200
GRANDE PRAIRIE	5	0	0	0	5	67
LEDUC	0	0	0	0	0	-100
LETHBRIDGE	25	0	0	0	25	-70
LLOYDMINSTER(ALTA. PART)	12	0	0	0	12	-83
MEDICINE HAT	13	0	0	0	13	-46
RED DEER	10	0	5	0	15	-82
SPRUCE GROVE	4	0	0	0	4	0
TOTAL	491	2	28	0	521	-72

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 9
CUMULATIVE RESIDENTIAL BUILDING PERMITS
CALGARY AND EDMONTON

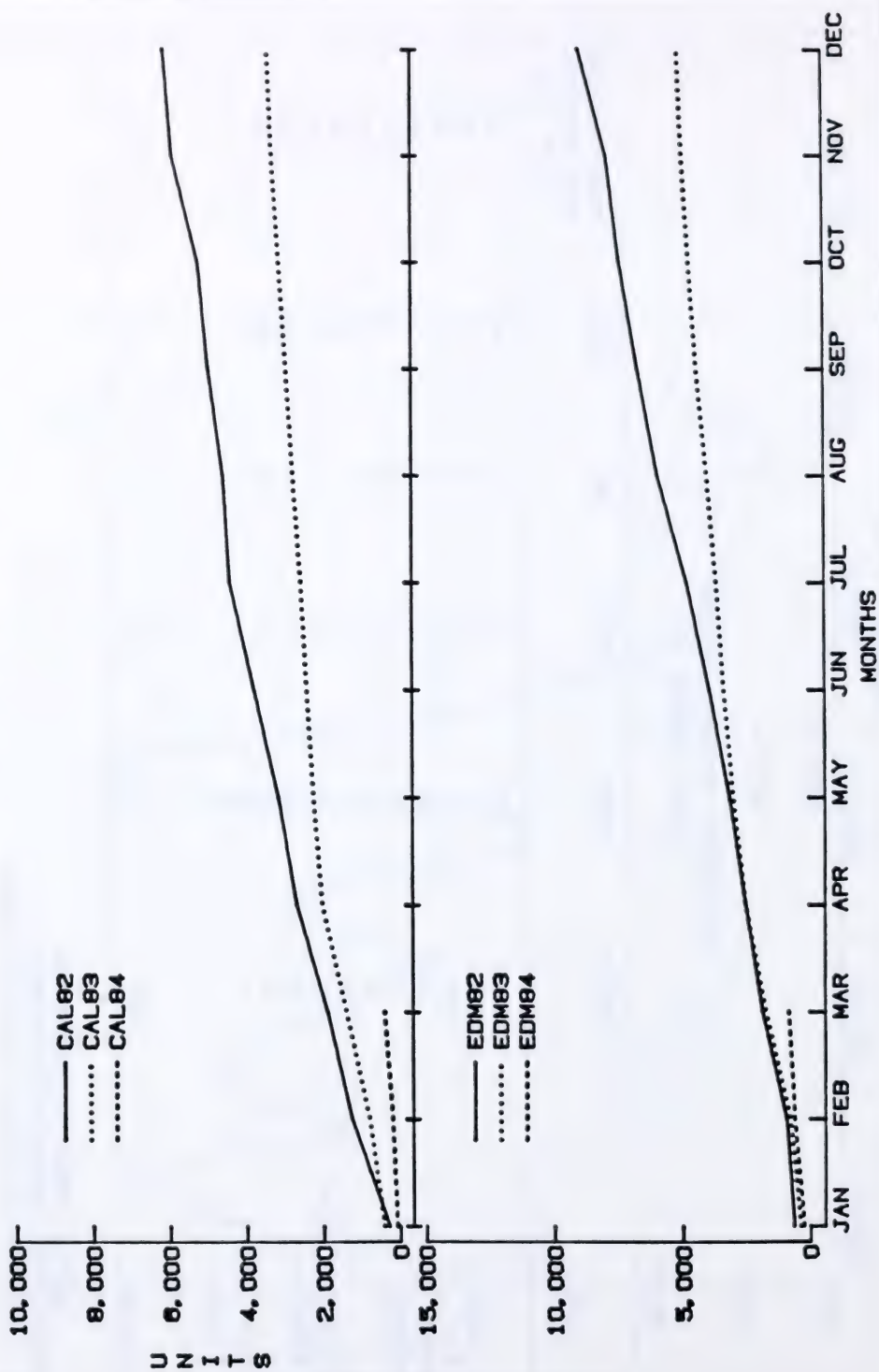


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CALGARY		CAMROSE		EDMONTON (METRO)		FORT MCMURRAY		GRAND PRAIRIE		LEDUC		LETHBRIDGE		LLOYDMIN. (ALTA.PART)		MEDICINE HAT		RED DEER		SPRUE GROVE	
1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984
JANUARY	412	85	1	0	382	239	1	1	0	1	3	1	16	11	7	3	43	2	29	12	0
FEBRUARY	798	196	5	0	784	622	1	4	1	3	6	2	67	25	14	8	61	10	56	20	0
MARCH	1395	402	16	2	1740	855	3	10	4	8	30	2	151	50	86	20	85	23	141	35	4
APRIL	2015	37	37		2524		11		12	54			276		111		120		225		10
MAY	2234	41	41		2990	28	28		24	61			407		123		138		365		22
JUNE	2403	47	47		3354	31	31		27	66			475		132		150		394		40
JULY	2554	49	49		3624	37	37		31	73			493		140		159		405		50
AUGUST	2750	55	55		3970	59	59		41	77			561		154		174		426		57
SEPTEMBER	2924	58	58		4368	63	63		46	79			575		158		187		439		64
OCTOBER	3103	62	62		4644	71	71		51	80			593		172		197		452		76
NOVEMBER	3286	64	64		4895	131	131		55	164			607		177		203		465		85
DECEMBER	3399	64	64		5045	132	132		56	164			618		182		207		470		90
PERCENT CHANGE		-71	-87	-51	233	100	-93	-67	-77	-73	-75	-75	-75	-75	-75	-75	-75	-75	-75	-75	-75
TOTAL																					
YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	PERCENT CHANGE								
1983	894	1793	3655	5395	6433	7119	7615	8324	8961	9501	10132	10427									
1984	358	895	1416										-61								

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 10
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED
URBAN ALBERTA

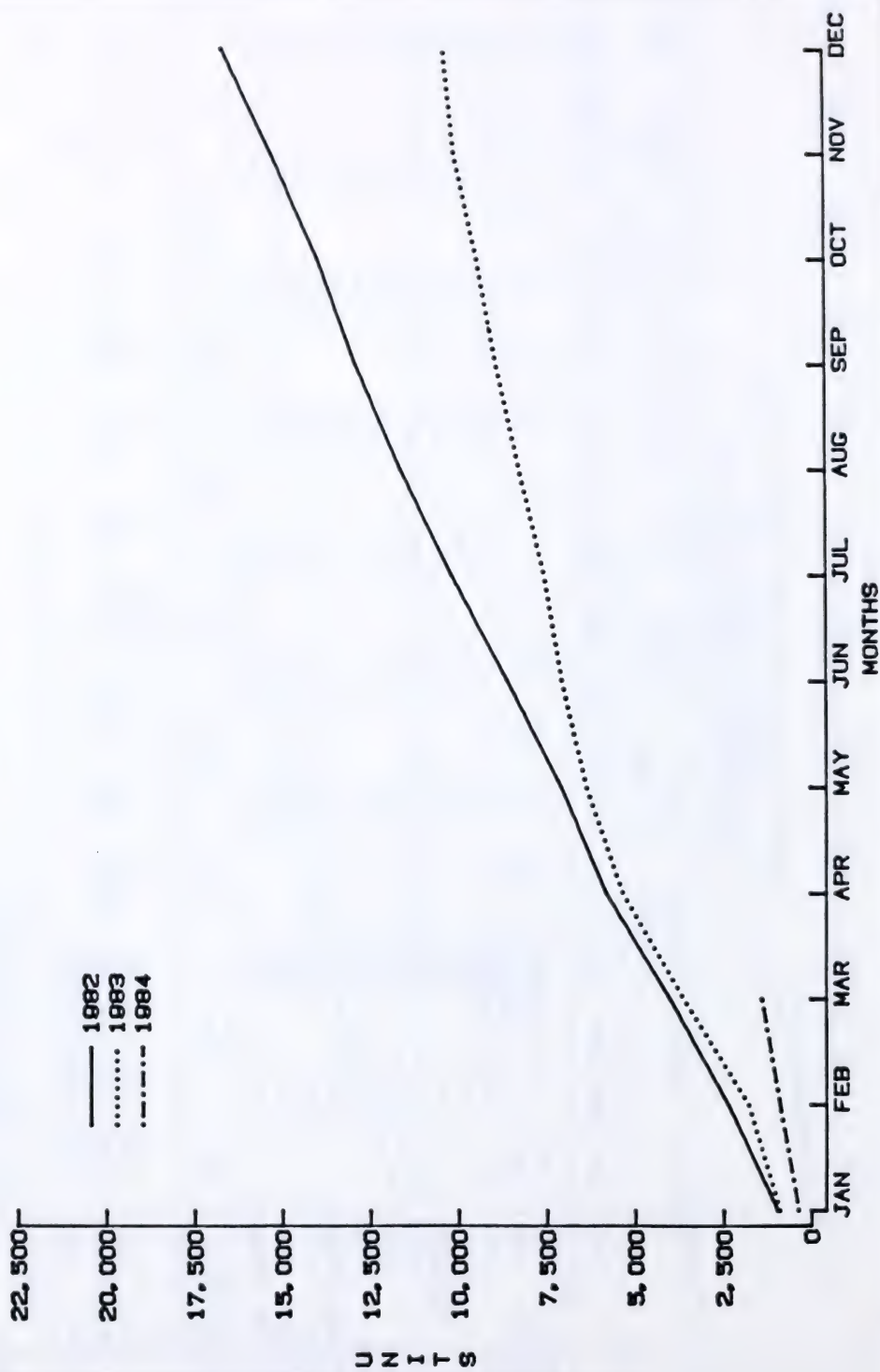


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1983-1984

	1983	1984	PERCENT CHANGE
JANUARY	894	358	-60
FEBRUARY	899	537	-40
MARCH	1862	521	-72
APRIL	1740		
MAY	1038		
JUNE	686		
JULY	496		
AUGUST	709		
SEPTEMBER	637		
OCTOBER	540		
NOVEMBER	631		
DECEMBER	295		
TOTAL	10427	1416	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 11
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
EDMONTON METRO

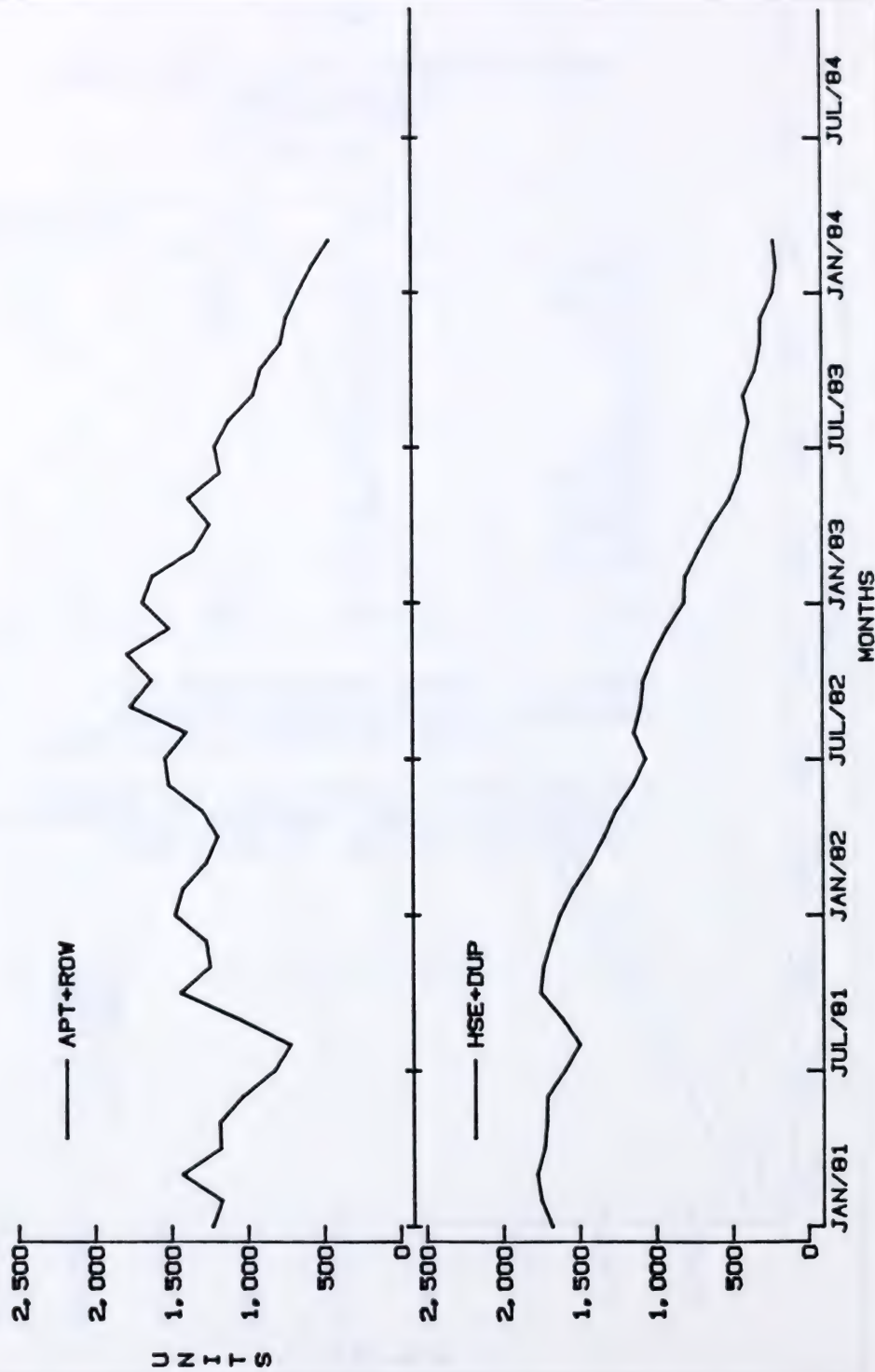


TABLE 14

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES	APARTMENTS AND ROWHOUSES*	TOTAL	COMPLETIONS	ABSORP. PERCENT

1983					
JANUARY	818	1681	2499	767	22
FEBRUARY	799	1616	2415	839	28
MARCH	714	1347	2061	346	25
APRIL	621	1242	1863	403	24
MAY	509	1381	1890	850	30
JUNE	442	1173	1615	652	36
JULY	421	1207	1628	943	36
AUGUST	382	1115	1497	652	34
SEPTEMBER	417	953	1370	1040	46
OCTOBER	338	905	1243	1173	51
NOVEMBER	304	772	1076	859	49
DECEMBER	301	736	1037	531	35

1984					
JANUARY	220	656	876	425	40
FEBRUARY	199	567	766	448	42
MARCH	217	456	673	217	32
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*UNITS COMPLETED AND UNOCCUPIED FOR 36 MONTHS OR LESS

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
CALGARY

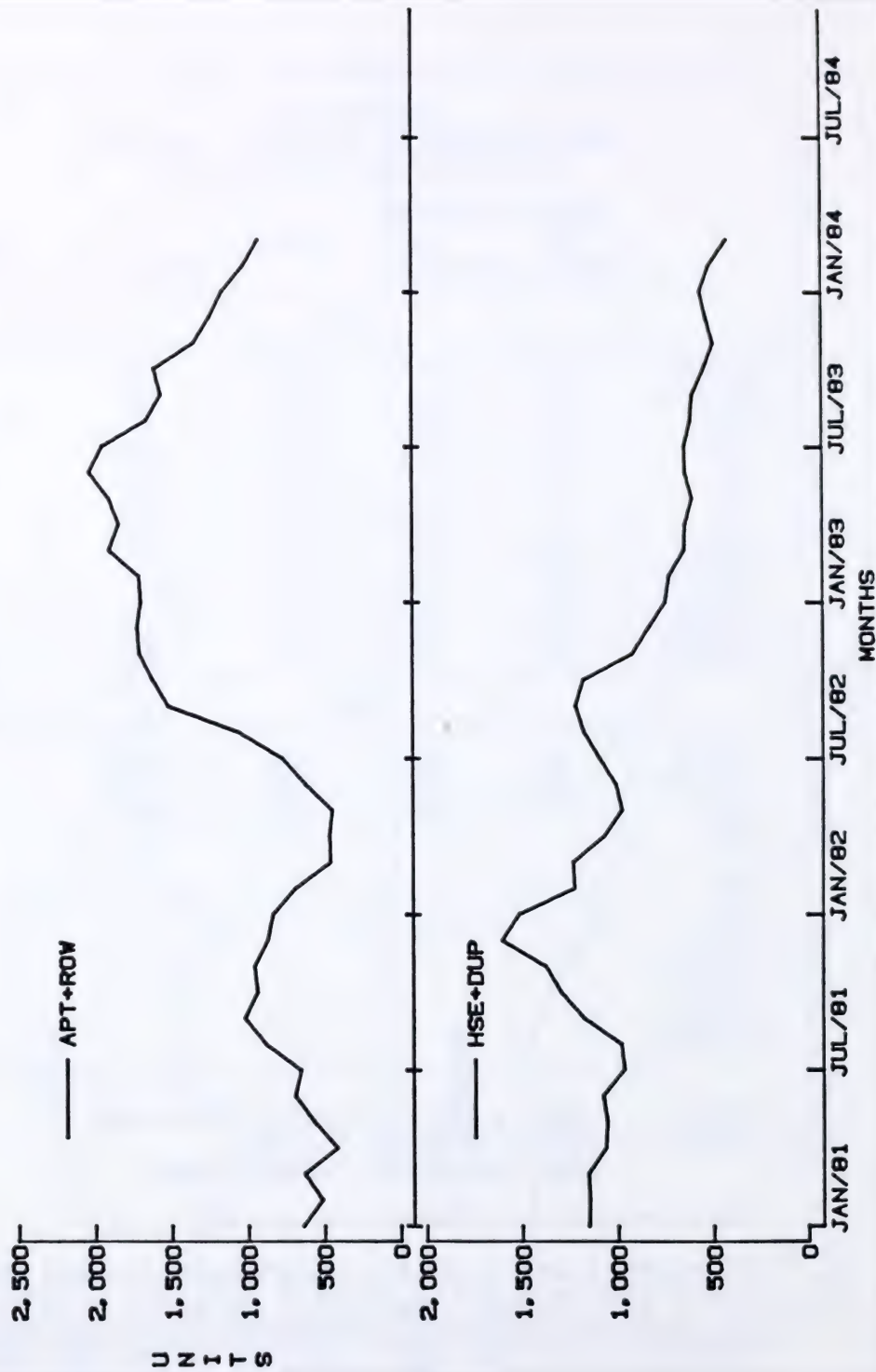


TABLE 15

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES	APARTMENTS AND ROWHOUSES*	TOTAL	COMPLETIONS	ABSORP. PERCENT

1983					

JANUARY	745	1695	2440	878	29
FEBRUARY	726	1709	2435	982	29
MARCH	646	1903	2549	1103	28
APRIL	640	1838	2478	574	21
MAY	604	1905	2509	894	26
JUNE	640	2033	2673	1155	27
JULY	644	1947	2591	636	22
AUGUST	612	1659	2271	302	22
SEPTEMBER	601	1563	2164	594	24
OCTOBER	541	1608	2149	698	25
NOVEMBER	491	1349	1840	743	36
DECEMBER	528	1245	1773	418	21

1984					

JANUARY	560	1161	1721	184	12
FEBRUARY	521	1021	1542	217	20
MARCH	420	925	1345	444	32
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

*UNITS COMPLETED AND UNOCCUPIED FOR 36 MONTHS OR LESS

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
 ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
 PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13
LISTINGS AND SALES
EDMONTON METRO

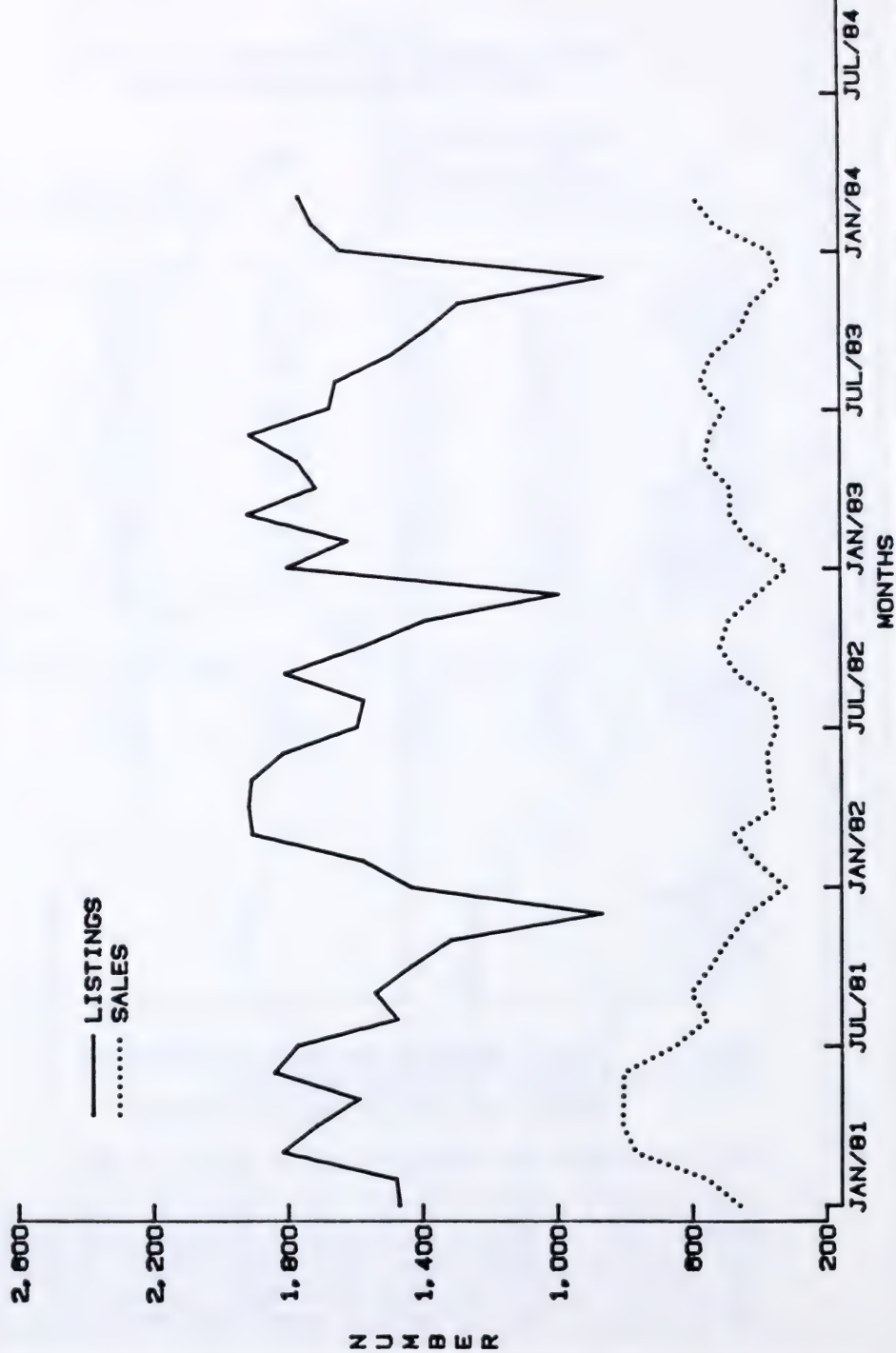


TABLE 16

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1983				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1796	313	.17	84785
FEBRUARY	1618	428	.26	87289
MARCH	1915	481	.25	89200
APRIL	1712	480	.28	87596
MAY	1769	555	.31	88756
JUNE	1909	545	.29	84974
JULY	1672	498	.30	84242
AUGUST	1653	569	.34	85846
SEPTEMBER	1490	536	.36	84494
OCTOBER	1380	451	.33	83161
NOVEMBER	1286	416	.32	85092
DECEMBER	856	333	.39	80332
1984				
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
MARCH	1763	586	.33	80798
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 14
LISTINGS AND SALES
CALGARY

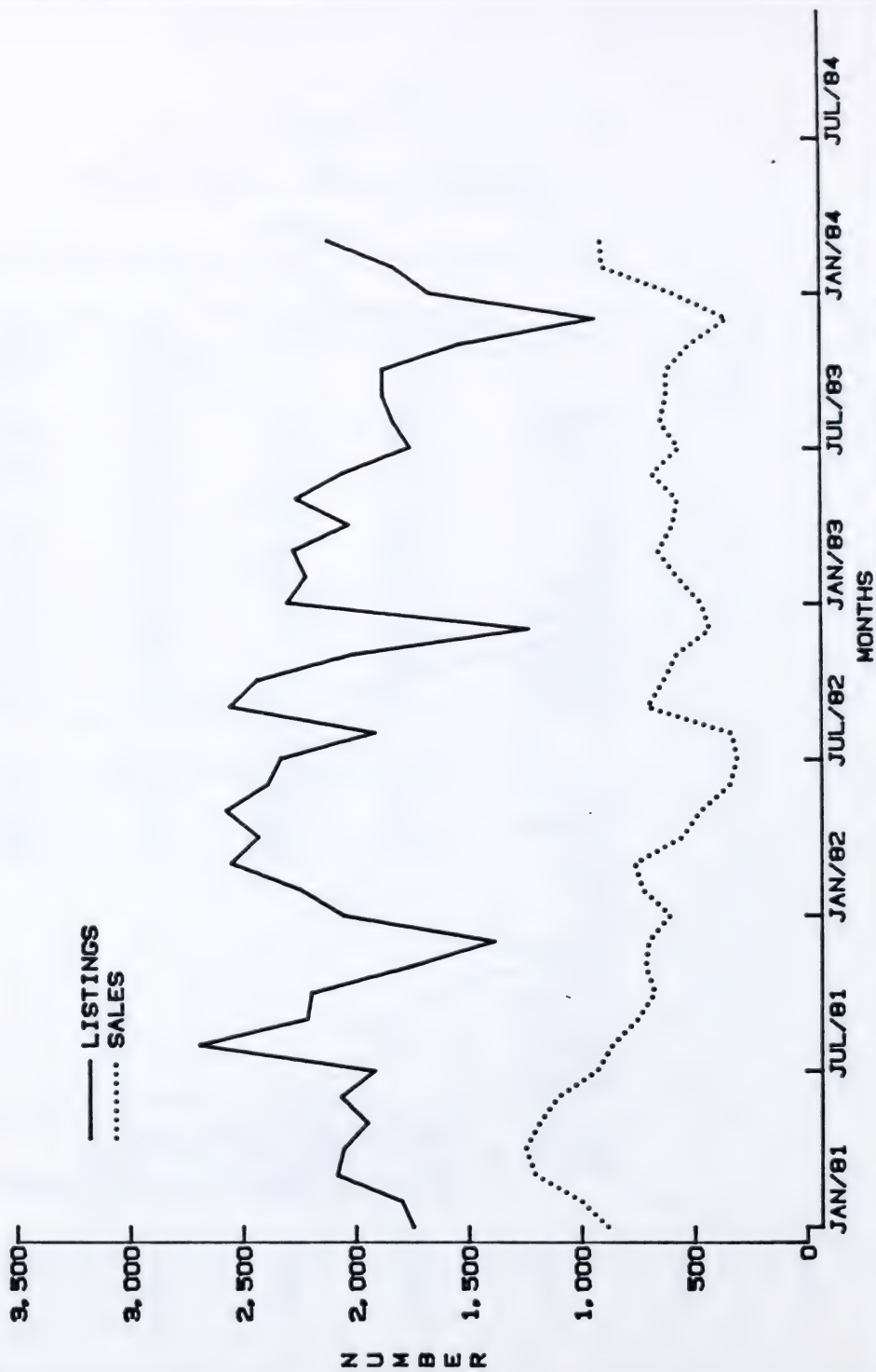


TABLE 17
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1983				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2296	464	.20	105813
FEBRUARY	2214	569	.26	104472
MARCH	2269	653	.29	103338
APRIL	2023	589	.29	102377
MAY	2265	568	.25	100747
JUNE	2047	679	.33	102488
JULY	1752	560	.32	100106
AUGUST	1827	642	.35	98660
SEPTEMBER	1873	615	.33	96176
OCTOBER	1635	499	.31	96613
NOVEMBER	1532	513	.33	91213
DECEMBER	931	345	.37	88566

1984				
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 15
AVERAGE SALE PRICES
CALGARY AND EDMONTON

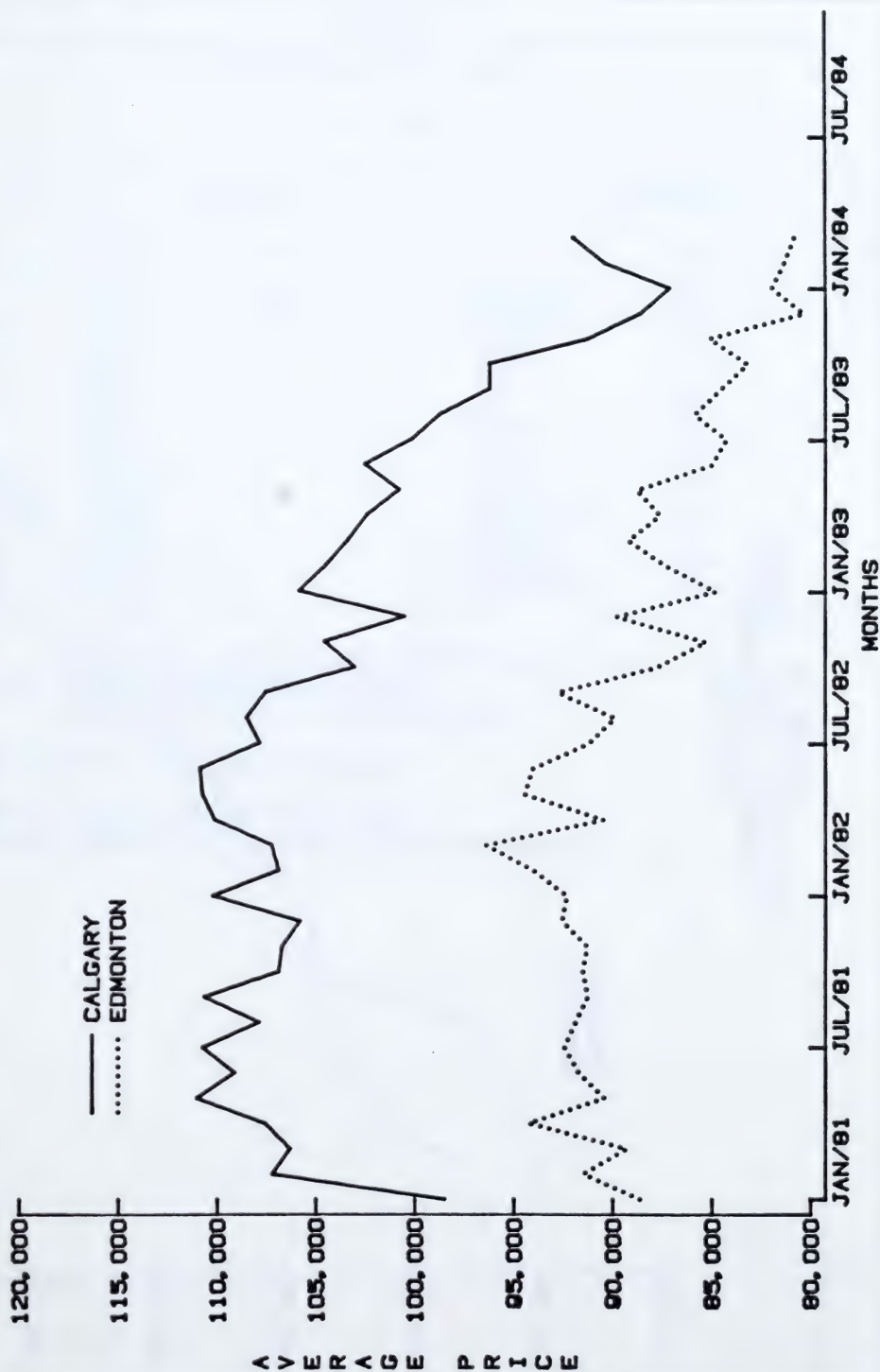


FIGURE 16
NEW HOUSING PRICE INDEXES
CALGARY AND EDMONTON
(1981=100)

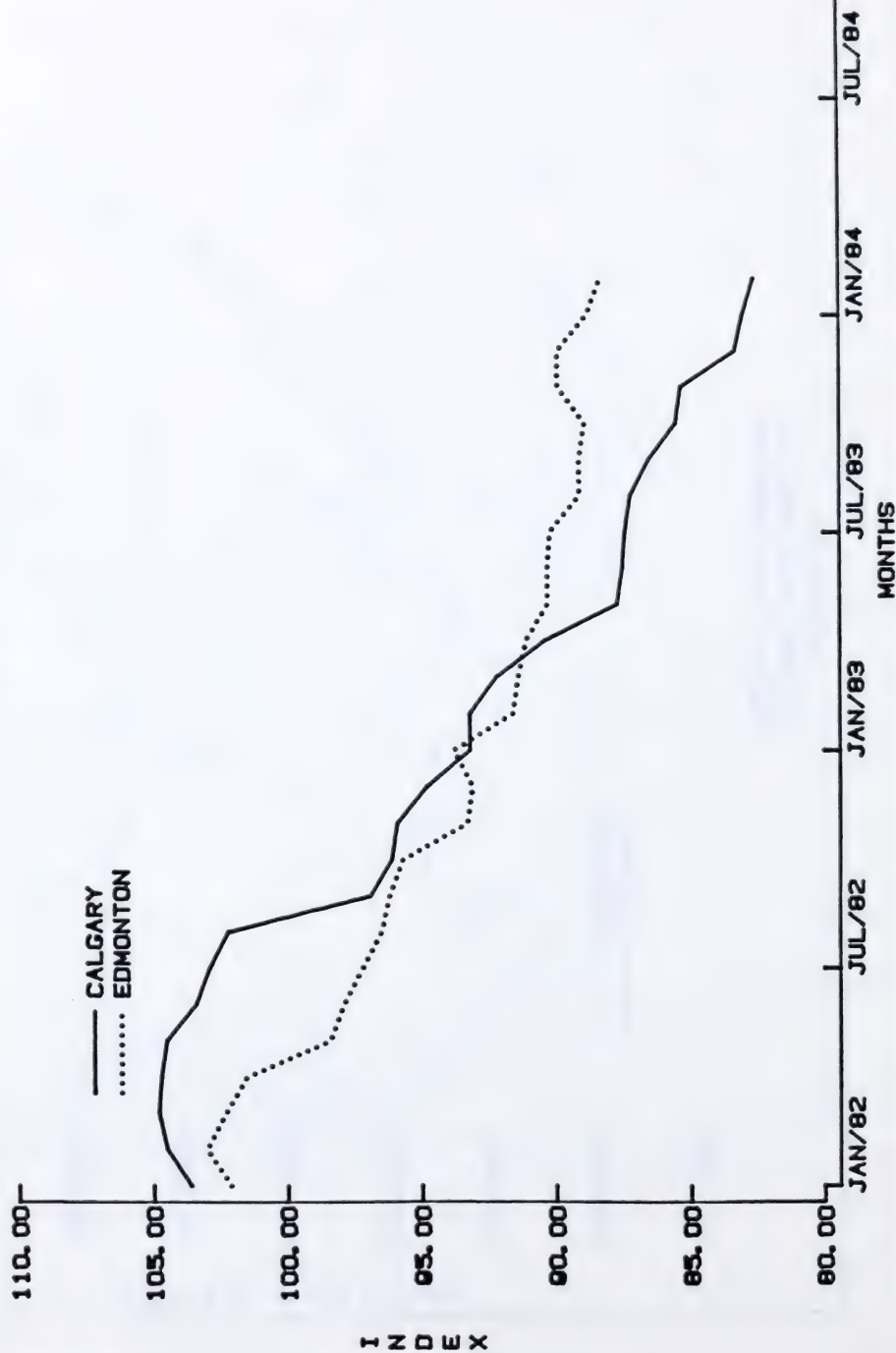


TABLE 18
NEW HOUSING PRICE INDICES*
1981=100

CALGARY**			EDMONTON***		
	1983	1984		1983	1984
JANUARY	93.2	83.0	JANUARY	102.1	88.8
FEBRUARY	93.2	82.6	FEBRUARY	103.0	88.3
MARCH	92.2		MARCH	102.3	
APRIL	90.4		APRIL	101.5	
MAY	87.7		MAY	98.4	
JUNE	87.5		JUNE	97.9	
JULY	87.4		JULY	97.2	
AUGUST	87.2		AUGUST	96.5	
SEPTEMBER	86.5		SEPTEMBER	96.2	
OCTOBER	85.5		OCTOBER	95.7	
NOVEMBER	85.3		NOVEMBER	93.3	
DECEMBER	83.3		DECEMBER	93.1	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

92
JUN - 9 1984

RESIDENTIAL CONSTRUCTION IN ALBERTA

APRIL 1984

Alberta
DEPARTMENT OF HOUSING

ISSN 0823-3047

TABLE OF CONTENTS

	<u>Page</u>
A. <u>Highlights</u>	1
B. <u>Residential Construction Starts</u>	
Table 1: Housing Starts by Type and Towns	5
Table 2: January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	7
Table 3: Total Housing Starts by Month: 1983 - 1984	9
Table 4: Total Single and Multiple Housing Starts by Month: 1983 - 1984	12
Table 5: Total Single and Multiple Housing Starts in Calgary and Edmonton by Month: 1983 - 1984	13
Table 6: Quarterly Housing Starts in Alberta (All Areas)	15
Table 7: Housing Completions by Type and Towns	16
Table 8: Housing Under-Construction by Type and Towns	17
Table 9: Starts, Completions and Under-Construction - Calgary	19
Table 10: Starts, Completions and Under-Construction - Edmonton	21
* * * *	
Figure 1: Cumulative Housing Starts - Calgary and Edmonton	6
Figure 2: Total Number of Housing Starts	8
Figure 3: Multiples as a Percentage of Total Starts - Urban Alberta	10
Figure 4: Multiples as a Percentage of Total Starts - Calgary and Edmonton	12
Figure 5: Cumulative Quarterly Housing Starts - Urban Areas	14
Figure 6: Starts, Completions and Under-Construction - Calgary	18
Figure 7: Starts, Completions and Under-Construction - Edmonton	20
C. <u>Residential Building Permits</u>	
Table 11: Building Permits by Type and Towns	23
Table 12: January to Date Building Permits by Type and Towns, Compared With Same Period in the Previous Year	25
Table 13: Total Building Permits by Month: 1983 - 1984	27
* * * *	
Figure 8: Total Number of Building Permits Issued Each Month - Urban Alberta	22
Figure 9: Cumulative Building Permits - Calgary and Edmonton	24
Figure 10: Cumulative Building Permits - Urban Alberta	26

D. Newly Completed and Unoccupied Dwellings

Table 14: Newly Completed and Unoccupied Dwellings by Month - Edmonton	29
Table 15: Newly Completed and Unoccupied Dwellings by Month - Calgary	31

* * * *

Figure 11: Newly Completed and Unoccupied Dwellings - Edmonton	28
Figure 12: Newly Completed and Unoccupied Dwellings - Calgary	30

E. Multiple Listings Service (M.L.S.)

Table 16: Residential Listings, Sales and Price by Month - Edmonton (1983 - 1984)	33
Table 17: Residential Listings, Sales and Price by Month - Calgary (1983 - 1984)	35

* * * *

Figure 13: Listings and Sales - Edmonton	32
Figure 14: Listings and Sales - Calgary	34
Figure 15: Average Sales Prices - Calgary and Edmonton	36

F. New Housing Price Indexes

Table 18: New Housing Price Indexes in Calgary and Edmonton by Month: 1981 - 1982	38
--	----

* * * *

Figure 16: New Housing Price Indexes in Calgary and Edmonton	37
--	----

THE HISTORY OF THE

REIGN OF KING CHARLES THE FIRST

BY JOHN BURNET

IN TWO VOLUMES

LONDON

PRINTED BY J. BARNARD

IN THE YEAR 1704

THE SECOND VOLUME

OF THE HISTORY

OF THE REIGN

OF KING CHARLES THE FIRST

BY JOHN BURNET

IN TWO VOLUMES

OF THE HISTORY

OF THE REIGN

OF KING CHARLES THE FIRST

BY JOHN BURNET

IN TWO VOLUMES

A. RESIDENTIAL CONSTRUCTION STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION

1. ALBERTA:

- IN THE FIRST QUARTER, HOUSING STARTS IN ALBERTA DECREASED BY 62% FROM 4,101 IN 1983 TO 1,548 IN 1984.

2. URBAN ALBERTA:

- TOTAL RESIDENTIAL CONSTRUCTION STARTS IN URBAN ALBERTA AMOUNTED TO 432 UNITS IN APRIL, 1984, A DECREASE OF 64% OVER THE SAME MONTH LAST YEAR.
- IN THE PERIOD JANUARY TO APRIL, 1,517 WERE STARTED. THIS IS A DECREASE OF 68% FROM THE 4,784 UNITS THAT WERE STARTED IN THE SAME PERIOD LAST YEAR.
- THE TOTAL OF 432 UNITS STARTED ARE COMPRISED OF 386 SINGLES AND 46 MULTIPLES. MULTIPLES REPRESENT 11% OF THE TOTAL STARTS.
- TOTAL STARTS DROPPED OVER LAST MONTH IN CALGARY (17%) AND LEDUC (100%). IN ALL OTHER CITIES, STARTS INCREASED.

3. CALGARY:

- IN CALGARY A TOTAL OF 105 UNITS WERE STARTED. THIS IS A DECREASE OF 17% FROM LAST MONTH'S TOTAL OF 127.

- THE TOTAL OF 105 STARTS IS MADE UP OF 105 SINGLES AND 0 MULTIPLES. MULTIPLES REPRESENT 0% OF THE TOTAL UNITS IN CALGARY THIS MONTH.
- COMPARED TO LAST MONTH, THE SINGLES TOTAL OF 105 HAS DECREASED (7%) AND THE MULTIPLES TOTAL OF 0 HAS ALSO DECREASED (N/A).
- THERE WERE ALSO 119 UNITS COMPLETED (A DECREASE OF 73% OVER LAST MONTH) AND 1,710 UNITS UNDER-CONSTRUCTION (A DECREASE OF 10% OVER LAST MONTH).

4. EDMONTON:

- IN EDMONTON A TOTAL OF 258 UNITS WERE STARTED. THIS IS AN INCREASE OF 49% FROM LAST MONTH'S TOTAL OF 173.
- THE TOTAL OF 258 IS MADE UP OF 219 SINGLES AND 39 MULTIPLES. MULTIPLES REPRESENT 15% OF THE TOTAL UNITS IN EDMONTON THIS MONTH.
- COMPARED TO LAST MONTH, THE SINGLES TOTAL OF 219 HAS INCREASED (80%) AND THE MULTIPLES TOTAL OF 39 HAS DECREASED (24%).
- THERE WERE ALSO 491 UNITS COMPLETED (AN INCREASE OF 56% OVER LAST MONTH) AND 2,292 UNITS UNDER-CONSTRUCTION (A DECREASE OF 10% OVER LAST MONTH).

B. RESIDENTIAL BUILDING PERMITS ISSUED

- A TOTAL OF 687 BUILDING PERMITS WERE ISSUED IN APRIL, 1984. THIS IS A DECREASE OF 61% OVER THE SAME MONTH LAST YEAR.
- IN THE PERIOD JANUARY TO APRIL, 2,103 PERMITS WERE ISSUED, A DECREASE OF 61% FROM THE 5,395 THAT WERE ISSUED OVER THE SAME TIME PERIOD LAST YEAR.
- THERE WAS A DECREASE IN THE NUMBER OF BUILDING PERMITS ISSUED IN FT. McMURRAY (17%) AND MEDICINE HAT (23%). IN ALL OTHER CITIES, BUILDING PERMITS INCREASED.

C. NEWLY COMPLETED AND UNOCCUPIED DWELLINGS

1. EDMONTON:

- A TOTAL OF 591 NEWLY COMPLETED AND UNOCCUPIED DWELLING, (202 HOUSES AND DUPLEXES AND 389 APARTMENTS AND ROWHOUSES) WERE AVAILABLE IN APRIL.
- NEWLY COMPLETED AND UNOCCUPIED DWELLINGS DECREASED BY 12% OVER LAST MONTH.
- 49% OF THE NEWLY COMPLETED DWELLINGS WERE ABSORBED INTO THE MARKET COMPARED TO THE 31% ABSORPTION RATE OF LAST MONTH.

2. CALGARY:

- A TOTAL OF 1,235 NEWLY COMPLETED AND UNOCCUPIED DWELLINGS (369 HOUSES AND DUPLEXES AND 866 APARTMENTS AND ROWHOUSES) WERE AVAILABLE.
- NEWLY COMPLETED AND UNOCCUPIED DWELLINGS DECREASED BY 7% OVER LAST MONTH.
- THE ABSORPTION RATE DROPPED TO 15% FROM THE 33% LAST MONTH.

D. RESIDENTIAL LISTINGS, SALES AND PRICE

1. EDMONTON:

- 499, OR 32%, OF THE 1,546 PROPERTIES LISTED FOR SALE WERE SOLD AT AN AVERAGE SELLING PRICE OF \$81,237.
- LISTINGS DECREASED BY 12%, SALES DECREASED BY 15%, HOWEVER THE SELLING PRICE HAS INCREASED BY 1% OVER LAST MONTH.

2. CALGARY:

- 706 OR 38%, OF THE 1,845 PROPERTIES LISTED FOR SALE WERE SOLD AT AN AVERAGE SELLING PRICE OF \$90,697.
- LISTINGS DECREASED BY 13%, SALES DECREASED BY 22% AND THE SELLING PRICE HAS ALSO DECREASED BY 1% OVER LAST MONTH.

E. NEW HOUSING PRICE INDEXES

1. CALGARY:

- IN MARCH, 1984, THE INDEX DROPPED TO 82.2, A DECREASE OF 11% OVER THE SAME PERIOD LAST YEAR.

2. EDMONTON:

- IN MARCH, 1984, THE INDEX DECREASED TO 87.9, A DROP OF 14% OVER THE SAME MONTH LAST YEAR.

TABLE 1

APR-84

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	105	0	0	0	105	-79
CAMROSE	1	0	0	0	1	-83
EDMONTON M.A.	219	4	35	0	258	-48
FORT MCMURRAY	3	0	0	0	3	*
GRANDE PRAIRIE	5	0	0	0	5	*
LEDUC	0	0	0	0	0	-100
LETHBRIDGE	19	2	0	0	21	-51
LLOYDMINSTER(ALTA. PART)	5	0	0	0	5	-44
MEDICINE HAT	11	0	0	0	11	-69
RED DEER	12	0	5	0	17	-81
SPRUCE GROVE	6	0	0	0	6	50
TOTAL	386	6	40	0	432	-64

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 1
CUMULATIVE HOUSING STARTS
CALGARY AND EDMONTON

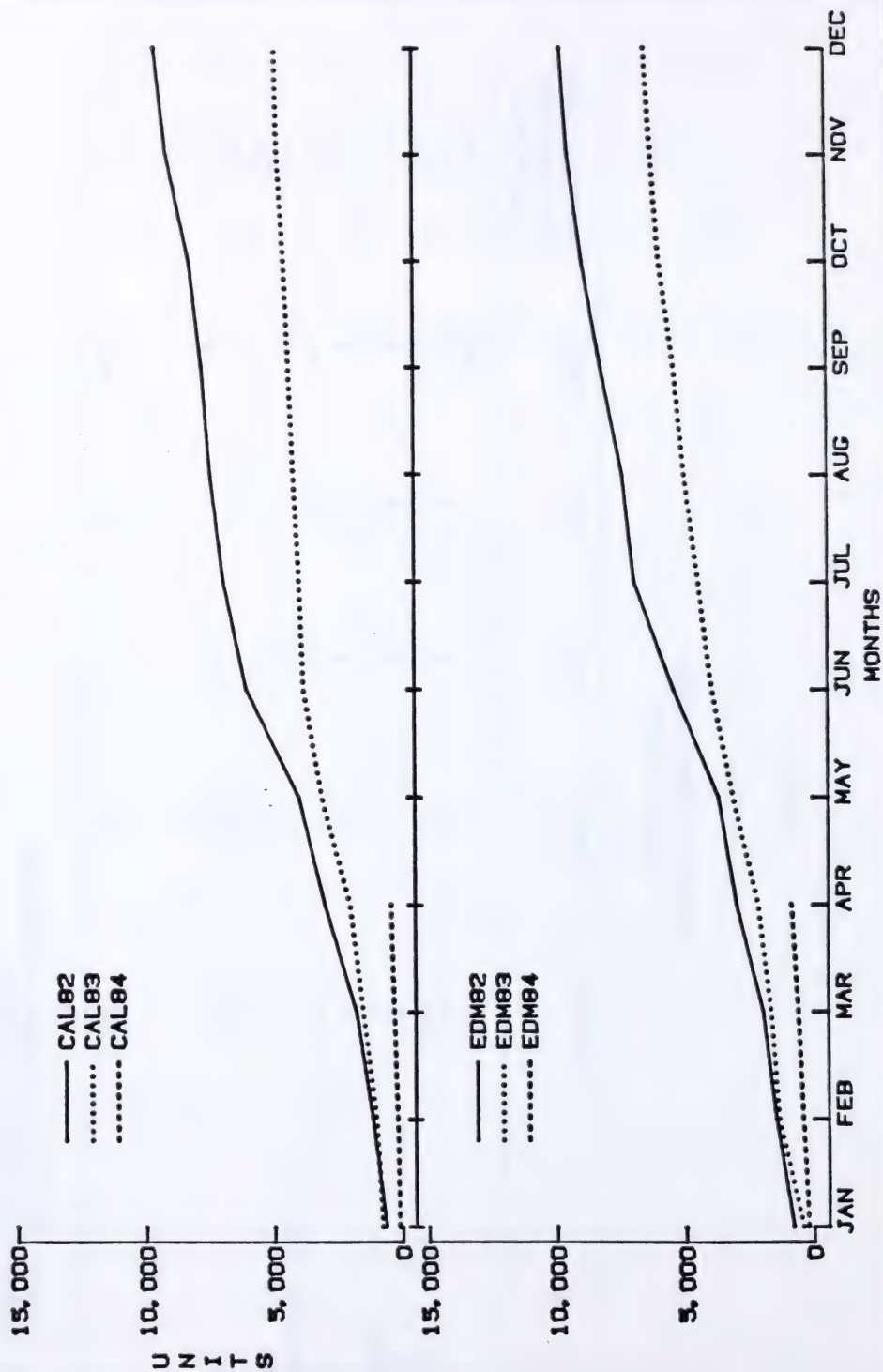


TABLE 2

APR-84

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMI'S		ROW		APT	TOTAL		PERCENT CHANGE IN TOTAL STARTS
	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984
CALGARY	1116	394	52	2	147	35	723	0	2038	431
CANROSE	13	3	0	0	0	0	0	0	13	3
EDMONTON M.A.	1161	731	22	10	276	114	702	0	2161	855
FORT MCMURRAY	33	17	0	0	0	0	0	0	33	17
GRANDE PRAIRIE	3	23	2	4	0	0	0	0	5	27
LEDUC	32	7	0	0	0	0	0	0	32	7
LETHBRIDGE	101	52	22	8	0	0	99	0	222	60
LLOYDMINSTER(ALTA. PART)	23	16	0	0	0	0	0	0	23	16
MEDICINE HAT	65	26	4	2	36	0	0	0	105	28
RED DEER	95	36	4	0	49	11	0	4	148	51
SPRUCE GROVE	4	22	0	0	0	0	0	0	4	22
TOTAL	2646	1327	106	26	508	160	1524	4	4784	1517
PERCENT CHANGE BY TYPE		-50		-75		-69		-100		-68

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 2
TOTAL NUMBER OF STARTS EACH MONTH
URBAN ALBERTA

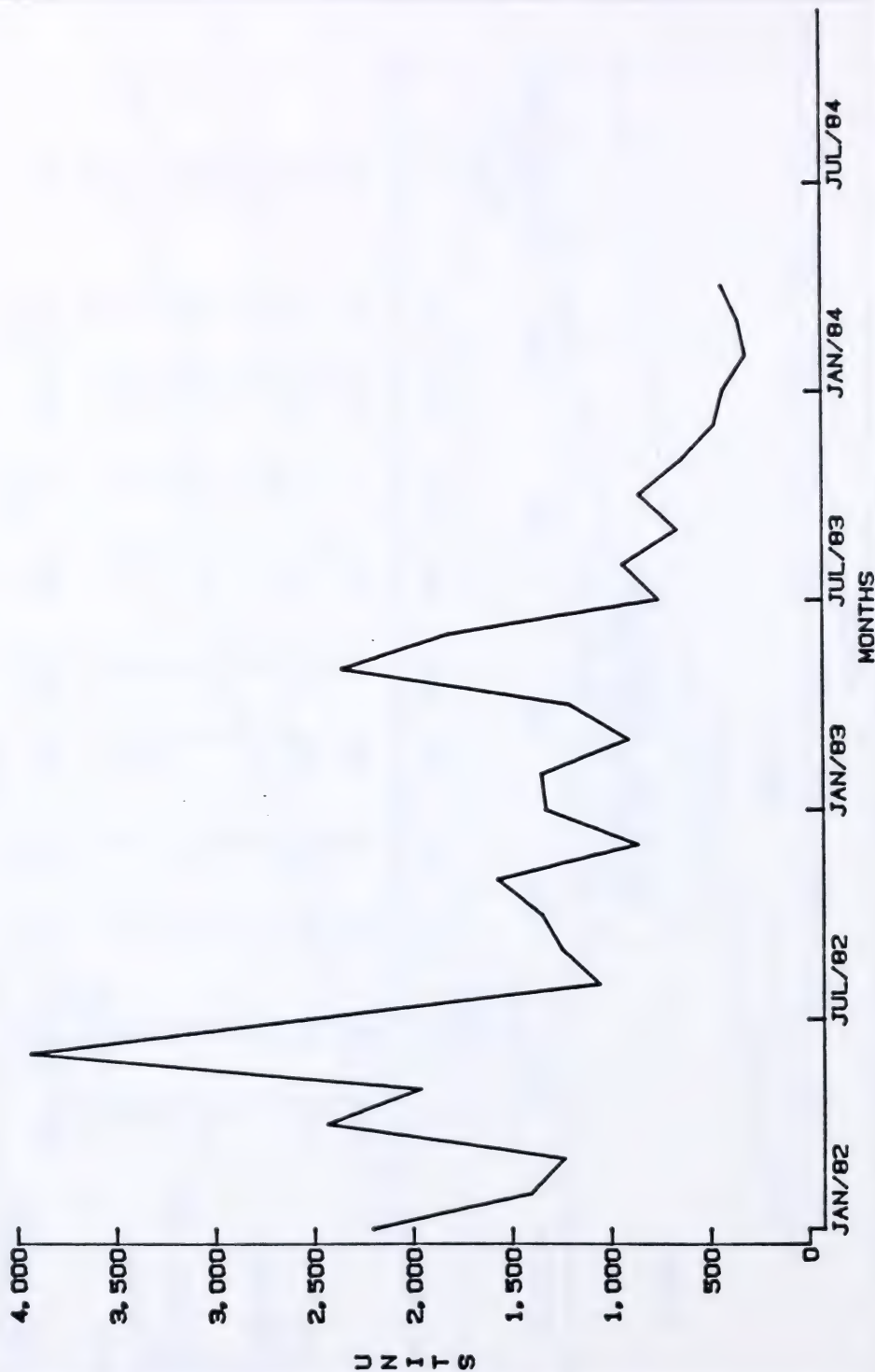


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1983-1984

	1983	1984	PERCENT CHANGE
JANUARY	1325	425	-68
FEBRUARY	1346	311	-77
MARCH	908	349	-62
APRIL	1205	432	-64
MAY	2351		
JUNE	1815		
JULY	755		
AUGUST	934		
SEPTEMBER	661		
OCTOBER	850		
NOVEMBER	636		
DECEMBER	470		
TOTAL	13256	1517	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
 MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
URBAN ALBERTA

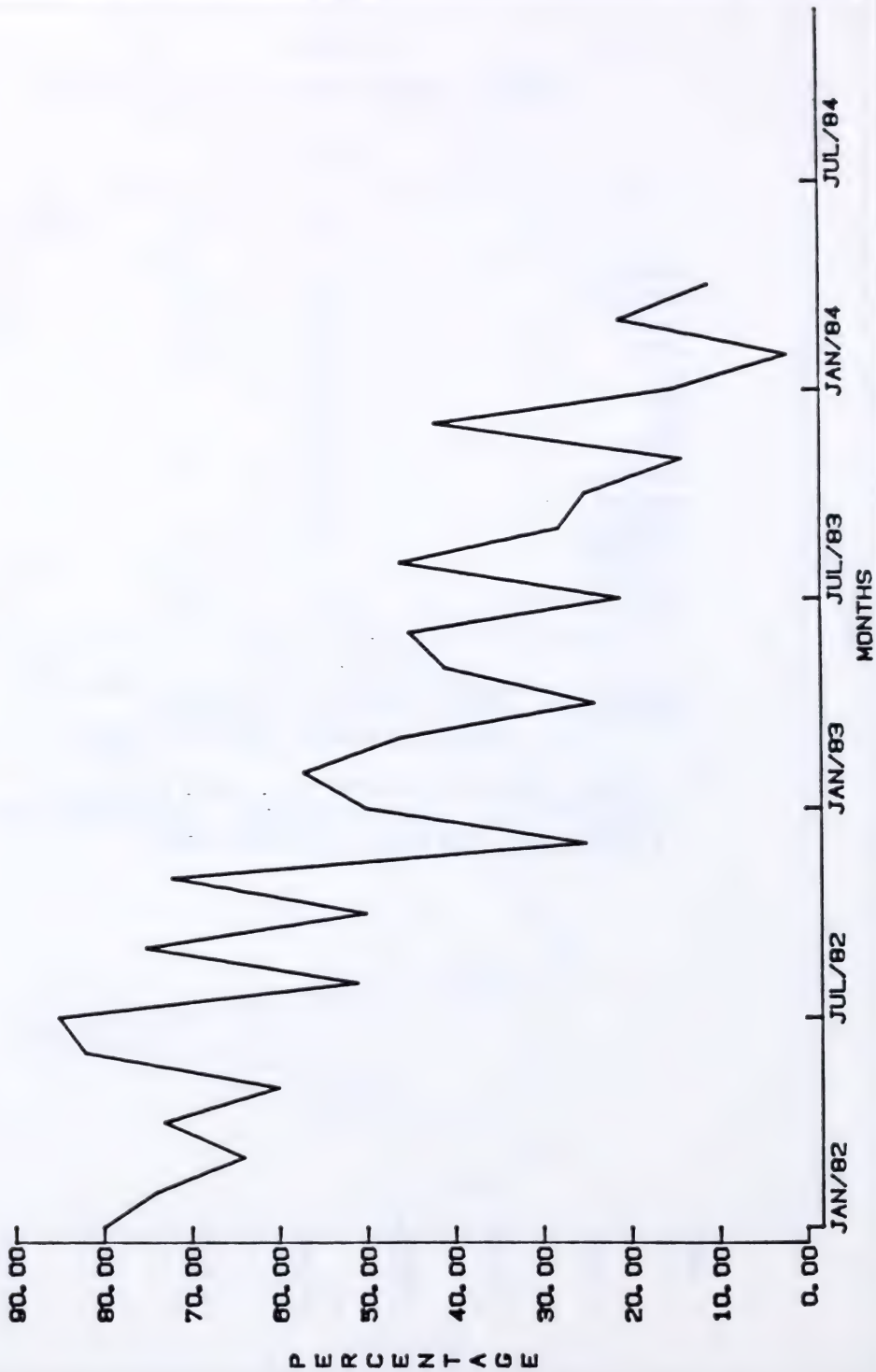


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1983-1984				
1983				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	1325	658	667	50
FEBRUARY	1346	583	763	57
MARCH	908	489	419	46
APRIL	1205	916	289	24
MAY	2351	1377	974	41
JUNE	1815	991	824	45
JULY	755	595	160	21
AUGUST	934	506	428	46
SEPTEMBER	661	474	187	28
OCTOBER	850	641	209	25
NOVEMBER	636	544	92	14
DECEMBER	470	271	199	42
TOTAL	13256	8045	5211	39
1984				
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	1517	1327	190	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
 MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
EDMONTON AND CALGARY

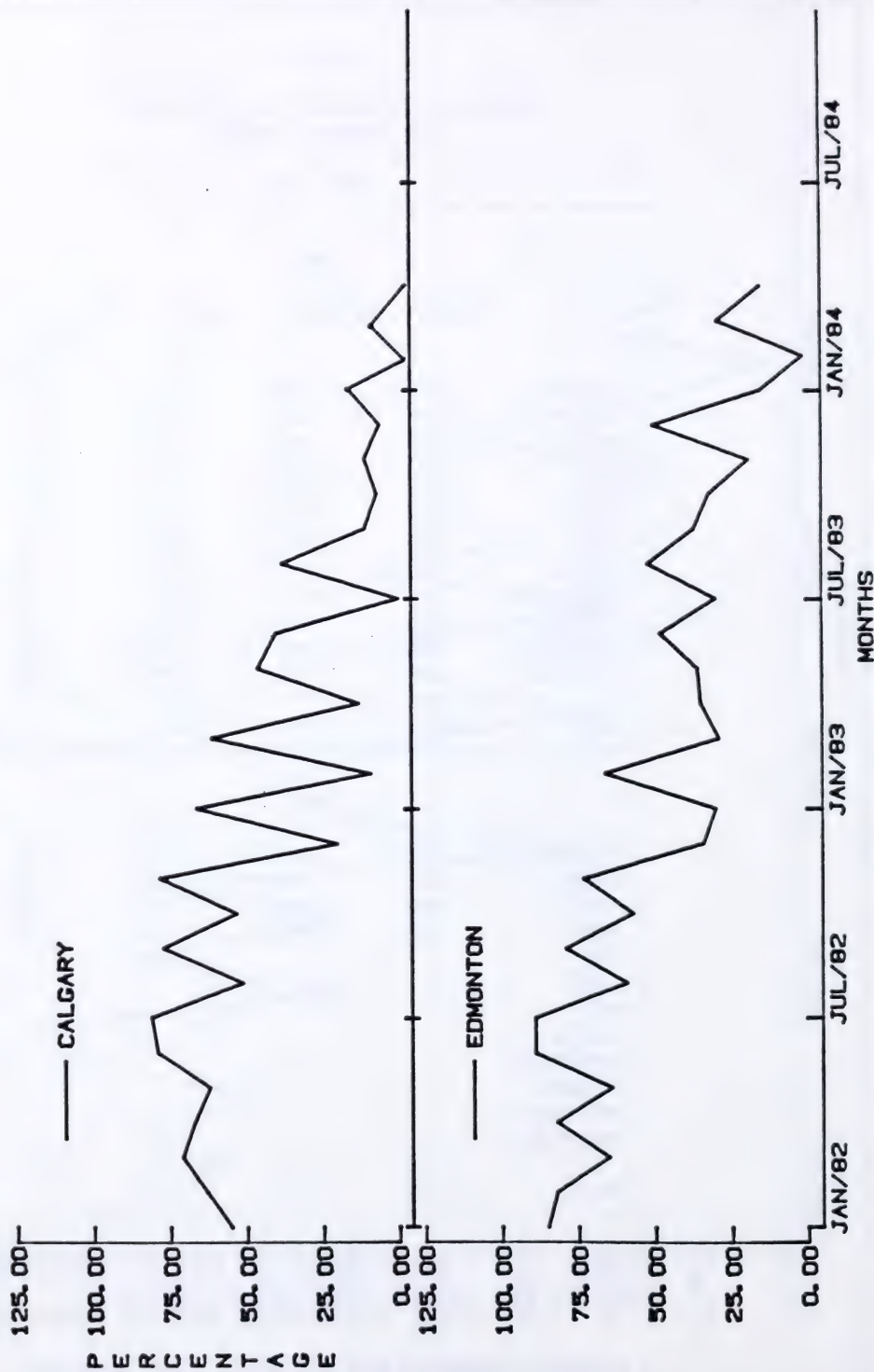


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1983							EDMONTON(METRO)						
CALGARY													
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL				TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL			
JANUARY	787	271	516	66			JANUARY	432	303	129	30		
FEBRUARY	229	209	20	9			FEBRUARY	922	316	606	66		
MARCH	522	201	321	61			MARCH	315	223	92	29		
APRIL	500	435	65	13			APRIL	492	319	173	35		
MAY	1076	581	495	46			MAY	970	621	349	36		
JUNE	699	420	279	40			JUNE	806	387	419	52		
JULY	161	161	0	0			JULY	500	352	148	30		
AUGUST	208	129	79	38			AUGUST	536	258	278	52		
SEPTEMBER	176	156	20	11			SEPTEMBER	390	245	145	37		
OCTOBER	176	164	12	7			OCTOBER	559	380	179	32		
NOVEMBER	244	218	26	11			NOVEMBER	295	239	56	19		
DECEMBER	104	98	6	6			DECEMBER	236	118	118	50		
TOTAL	4882	3043	1839	38			TOTAL	6453	3761	2692	42		
1984							EDMONTON(METRO)						
CALGARY													
JANUARY	142	119	23	16			JANUARY	220	188	32	15		
FEBRUARY	57	57	0	0			FEBRUARY	204	202	2	1		
MARCH	127	113	14	11			MARCH	173	122	51	29		
APRIL	105	105	0	0			APRIL	258	219	39	15		
MAY							MAY						
JUNE							JUNE						
JULY							JULY						
AUGUST							AUGUST						
SEPTEMBER							SEPTEMBER						
OCTOBER							OCTOBER						
NOVEMBER							NOVEMBER						
DECEMBER							DECEMBER						
TOTAL	431	394	37				TOTAL	855	731	124			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 5
CUMULATIVE QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

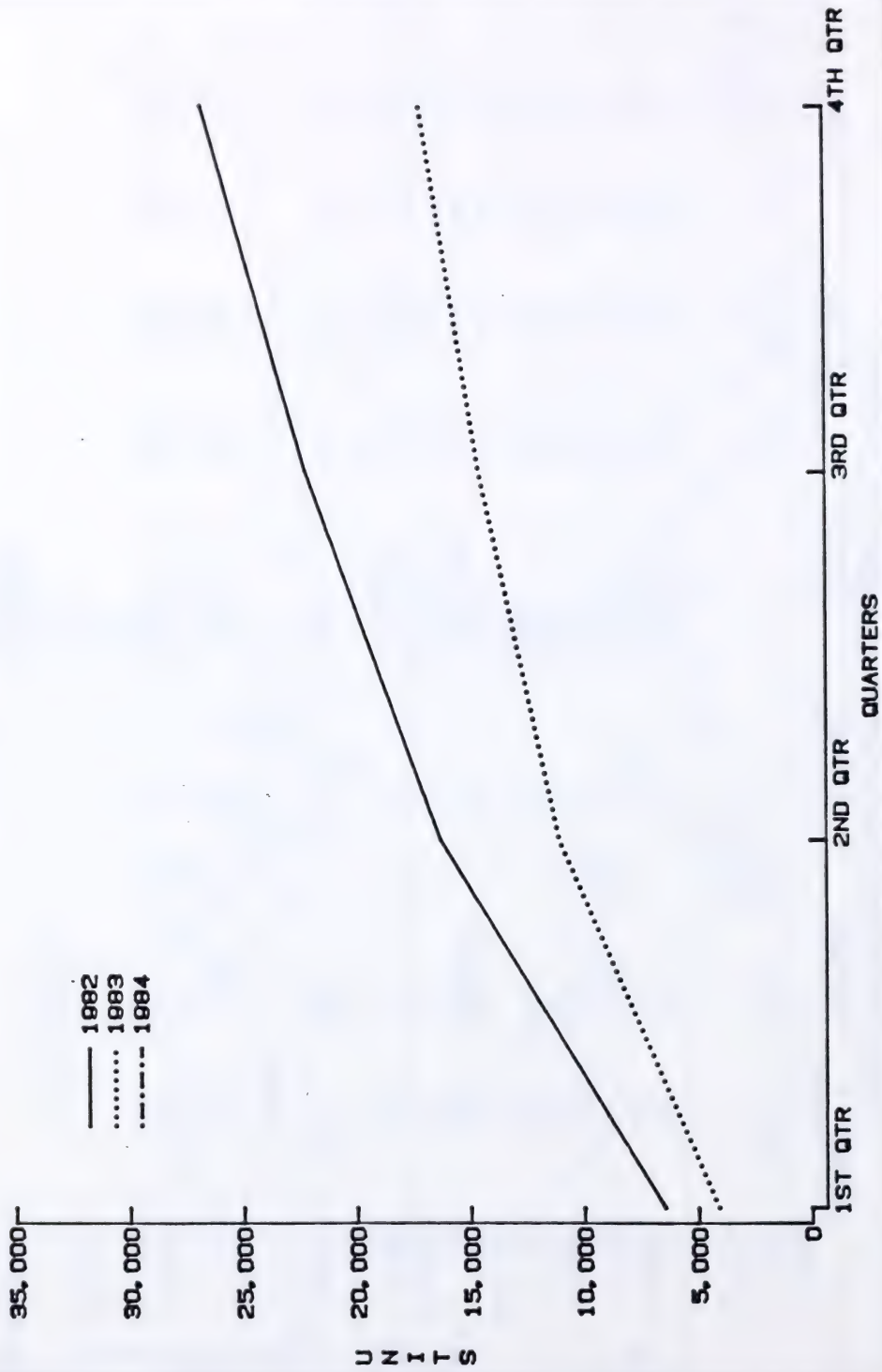


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1983 - 1984	
	1983	1984
		PERCENT CHANGE
FIRST QUARTER	4101	-62
SECOND QUARTER	6987	
THIRD QUARTER	3478	
FOURTH QUARTER	2568	
	----	----
TOTAL	17134	1548

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 7

APR-84

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	109	4	6	0	119	-79
CAMROSE	2	0	0	0	2	-60
EDMONTON M.A.	215	36	64	176	491	22
FORT MCMURRAY	9	0	0	67	76	*
GRANDE PRAIRIE	2	0	0	0	2	*
LEDUC	0	0	0	0	0	*
LETHBRIDGE	10	0	0	0	10	25
LLOYDMINSTER(ALTA. PART)	1	0	0	0	1	-90
MEDICINE HAT	2	0	0	0	2	-92
RED DEER	10	0	0	0	10	-84
SPRUCE GROVE	6	0	0	0	6	*
TOTAL	366	40	70	243	719	-34

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

TABLE 8

APR-84

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	723	62	200	725	1710	-70
CANROSE	2	0	0	0	2	-97
EDMONTON N.A.	928	34	246	1084	2292	-62
FORT MCMURRAY	9	0	0	0	9	-94
GRANDE PRAIRIE	11	4	0	0	15	200
LEDUC	3	0	0	73	76	145
LETHBRIDGE	109	12	0	30	151	-66
LLOYDMINSTER(ALTA. PART)	20	0	0	0	20	-76
MEDICINE HAT	44	6	36	27	113	-19
RED DEER	25	0	36	298	359	-6
SPRUCE GROVE	9	0	0	0	9	125
TOTAL	1883	118	518	2237	4756	-63

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 6
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
CALGARY

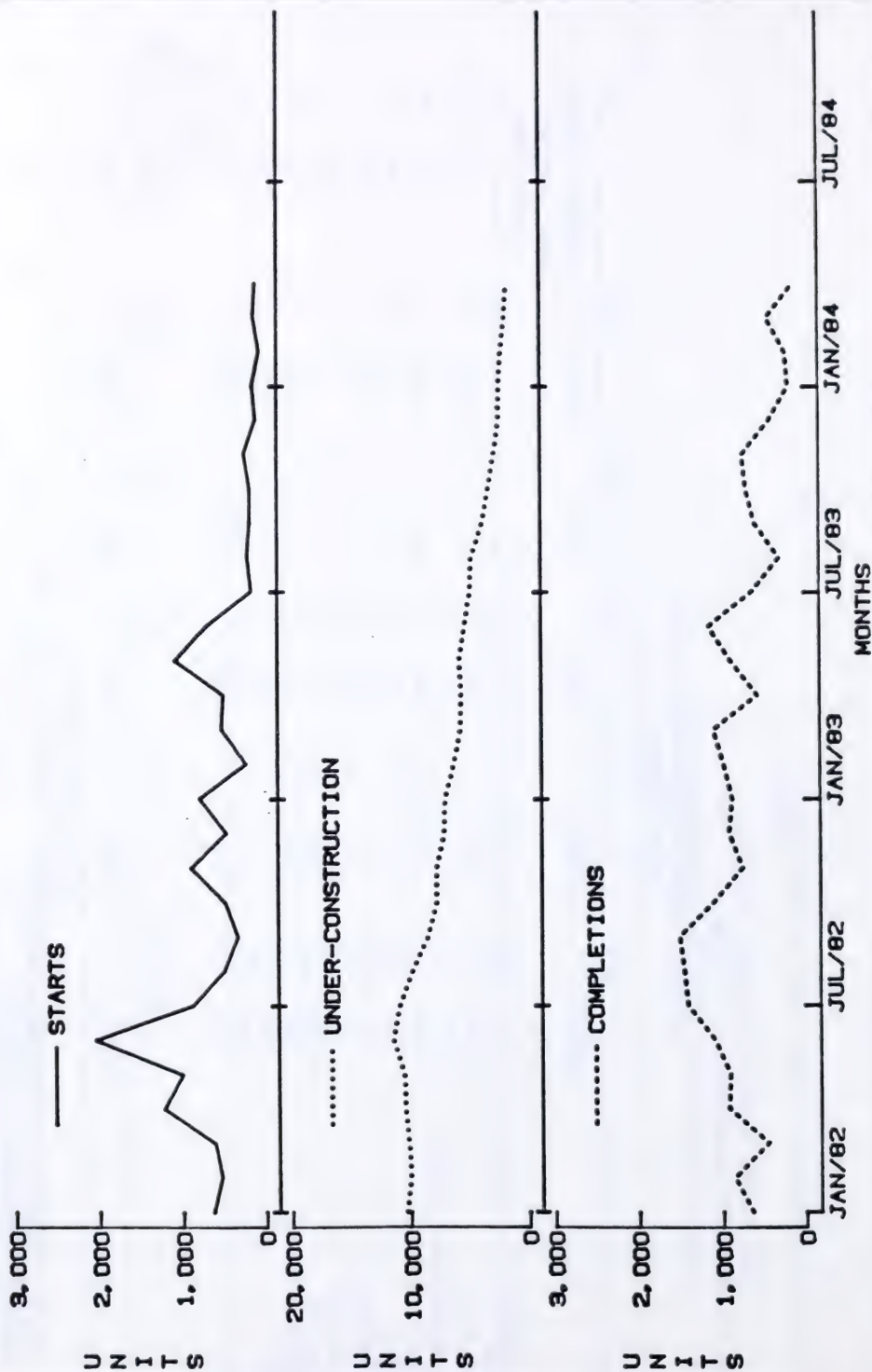


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1983			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	787	878	7061
FEBRUARY	229	982	6312
MARCH	522	1103	5731
APRIL	500	574	5657
MAY	1076	894	5838
JUNE	699	1155	5381
JULY	161	636	4903
AUGUST	208	302	4808
SEPTEMBER	176	594	3854
OCTOBER	176	698	3331
NOVEMBER	244	743	2840
DECEMBER	104	418	2428
1984			
JANUARY	142	184	2386
FEBRUARY	57	217	2226
MARCH	127	441	1910
APRIL	105	119	1710
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 7
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
EDMONTON

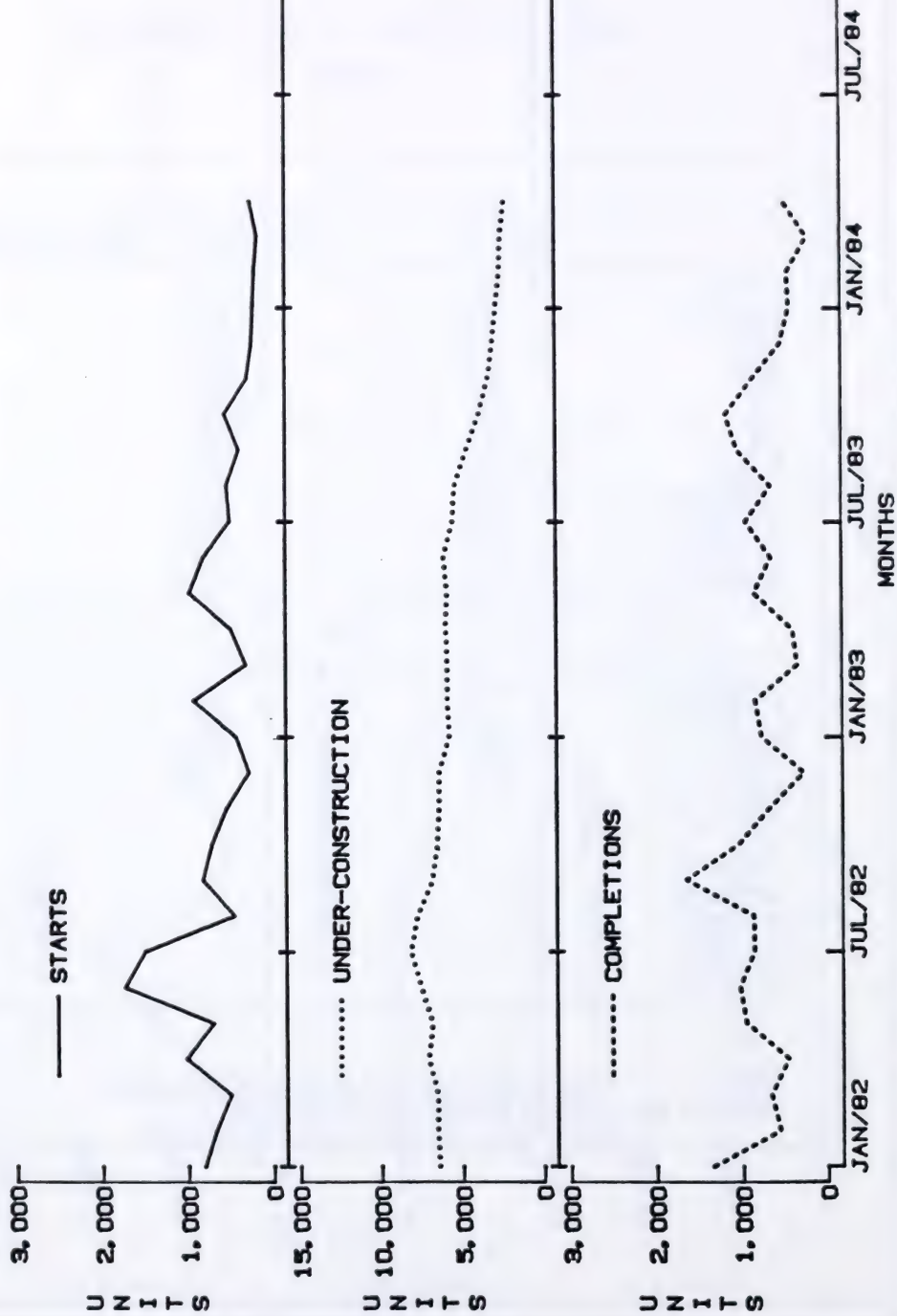


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1983			

	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	432	767	5805
FEBRUARY	922	839	5889
MARCH	315	346	5902
APRIL	492	403	5990
MAY	970	850	5905
JUNE	806	652	6120
JULY	500	943	5559
AUGUST	536	652	5422
SEPTEMBER	390	1040	4687
OCTOBER	559	1173	3926
NOVEMBER	295	859	3343
DECEMBER	236	531	3051

1984			

JANUARY	220	425	2845
FEBRUARY	204	448	2593
MARCH	173	216	2545
APRIL	258	491	2292
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH
URBAN ALBERTA

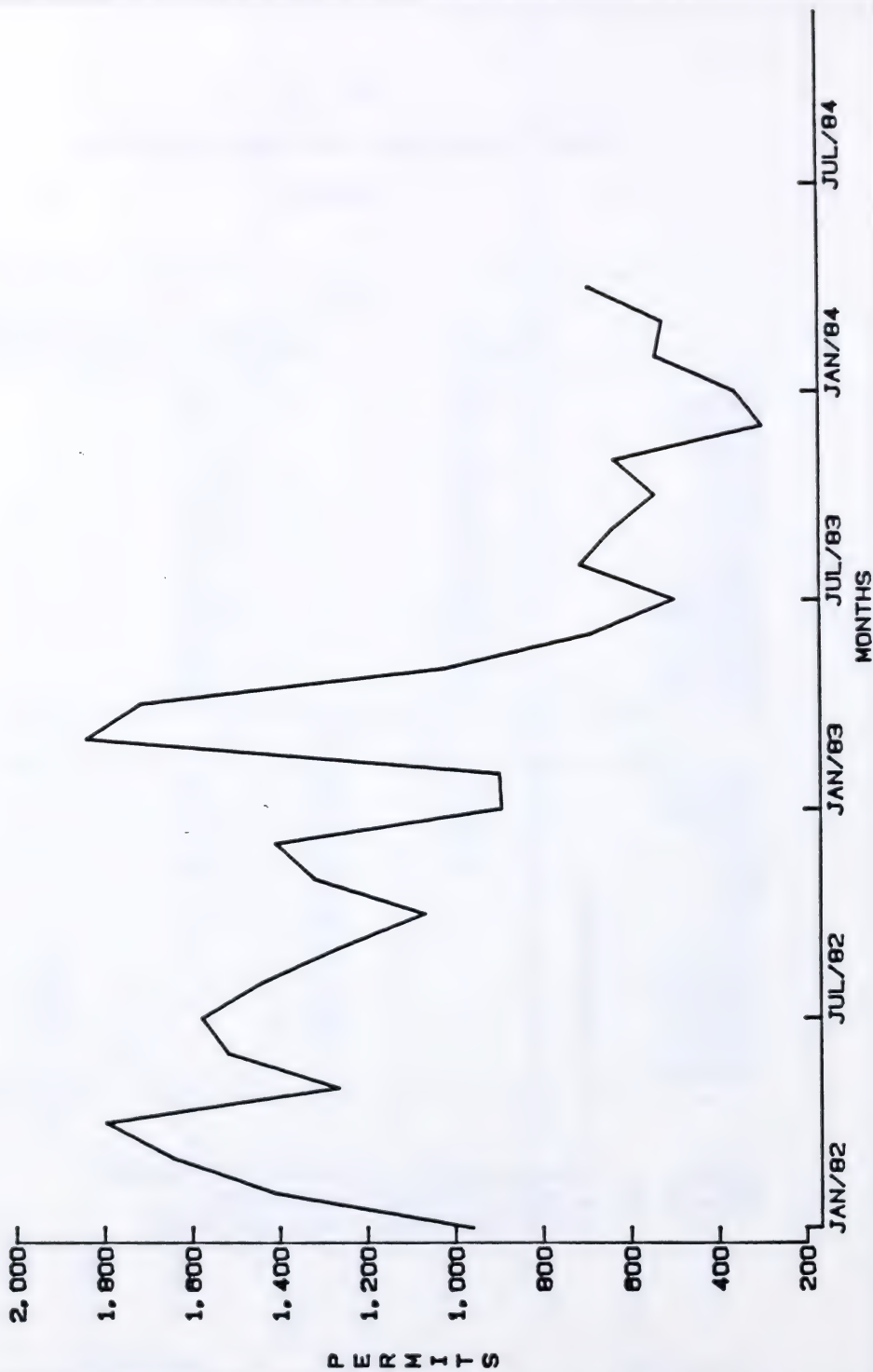


TABLE 11

APR-84

RESIDENTIAL BUILDING PERMITS
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	254	7	0	7	268	-57
CAMROSE	3	0	0	12	15	-29
EDMONTON M.A.	225	6	32	0	263	-66
FORT MCMURRAY	5	0	0	0	5	-38
GRANDE PRAIRIE	9	0	0	0	9	13
LEDUC	1	0	0	0	1	-96
LETHBRIDGE	32	0	0	30	62	-50
LLOYDMINSTER(ALTA. PART)	12	0	0	0	12	-52
MEDICINE HAT	10	0	0	0	10	-71
RED DEER	27	0	0	0	27	-68
SPRUCE GROVE	15	0	0	0	15	150
TOTAL	593	13	32	49	687	-61

SOURCE: ALBERTA BUREAU OF STATISTICS
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 9
CUMULATIVE RESIDENTIAL BUILDING PERMITS
CALGARY AND EDMONTON

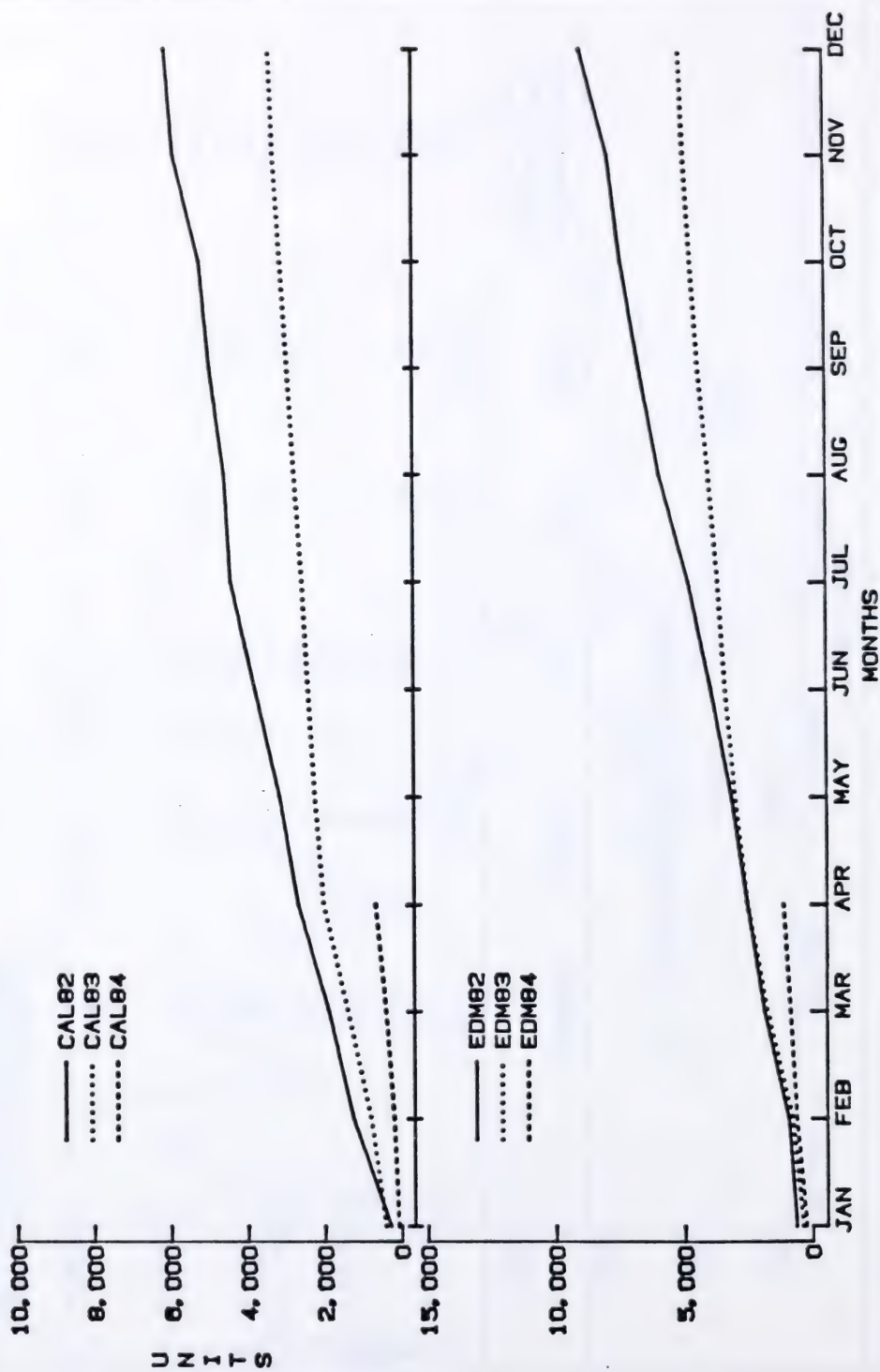


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY	CAMROSE	EDMONTON (METRO)	FORT MCMURRAY	GRAND PRAIRIE	LEDUC	LETHBRIDGE	LLOYDMIN. (ALTA.PART)	MEDICINE HAT	RED DEER	SPRUCE GROVE											
	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984										
JANUARY	412	85	1	0	1	3	1	16	11	7	3	43	2	29	12	0	3					
FEBRUARY	798	196	5	0	784	622	1	4	1	3	6	2	67	25	14	8	61	10	56	20	0	5
MARCH	1395	402	16	2	1740	855	3	10	4	8	30	2	151	50	86	20	85	23	141	35	4	9
APRIL	2015	670	37	17	2524	1118	11	15	12	17	54	3	276	112	111	32	120	33	225	62	10	24
MAY	2234	41	2990	28	24	61	28	407	123	123	138	138	365	365	22	22	22	22	22	22	22	22
JUNE	2403	47	3354	31	27	66	31	475	132	132	150	150	394	394	40	40	40	40	40	40	40	40
JULY	2554	49	3624	37	31	73	37	493	140	140	159	159	405	405	140	140	140	140	140	140	140	140
AUGUST	2750	55	3970	59	41	77	59	561	154	154	174	174	426	426	154	154	154	154	154	154	154	154
SEPTEMBER	2924	58	4368	63	46	79	63	575	158	158	187	187	439	439	158	158	158	158	158	158	158	158
OCTOBER	3103	62	4644	71	51	80	71	593	172	172	197	197	452	452	172	172	172	172	172	172	172	172
NOVEMBER	3286	64	4895	131	55	164	131	607	177	177	203	203	465	465	177	177	177	177	177	177	177	177
DECEMBER	3399	64	5045	132	56	164	132	618	182	182	207	207	470	470	182	182	182	182	182	182	182	182
PERCENT CHANGE	-67	-54	-56	36	42	-94	-59	-71	-72	-72	-72	-72	-72	-72	-72	-72	-72	-72	-72	-72	-72	-72

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	PERCENT CHANGE
1983	894	1793	3655	5395	6433	7119	7615	8324	8961	9501	10132	10427	
1984	358	895	1416	2103									-61

TOTAL

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	PERCENT CHANGE
1983	894	1793	3655	5395	6433	7119	7615	8324	8961	9501	10132	10427	
1984	358	895	1416	2103									-61

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 10
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED
URBAN ALBERTA

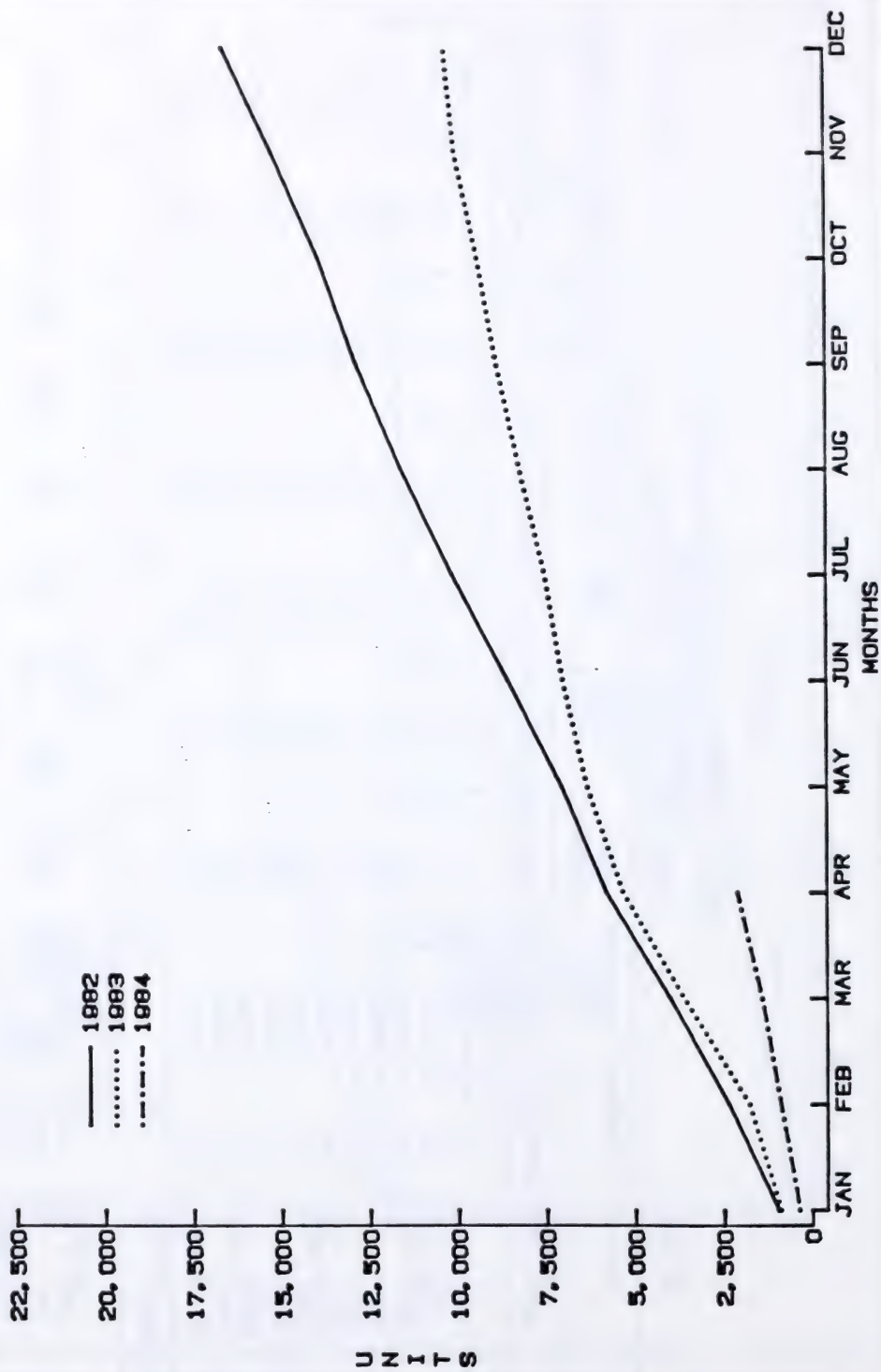


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1983-1984

	1983	1984	PERCENT CHANGE
JANUARY	894	358	-60
FEBRUARY	899	537	-40
MARCH	1862	521	-72
APRIL	1740	687	-61
MAY	1038		
JUNE	686		
JULY	496		
AUGUST	709		
SEPTEMBER	637		
OCTOBER	540		
NOVEMBER	631		
DECEMBER	295		
TOTAL	10427	2103	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 11
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
EDMONTON METRO

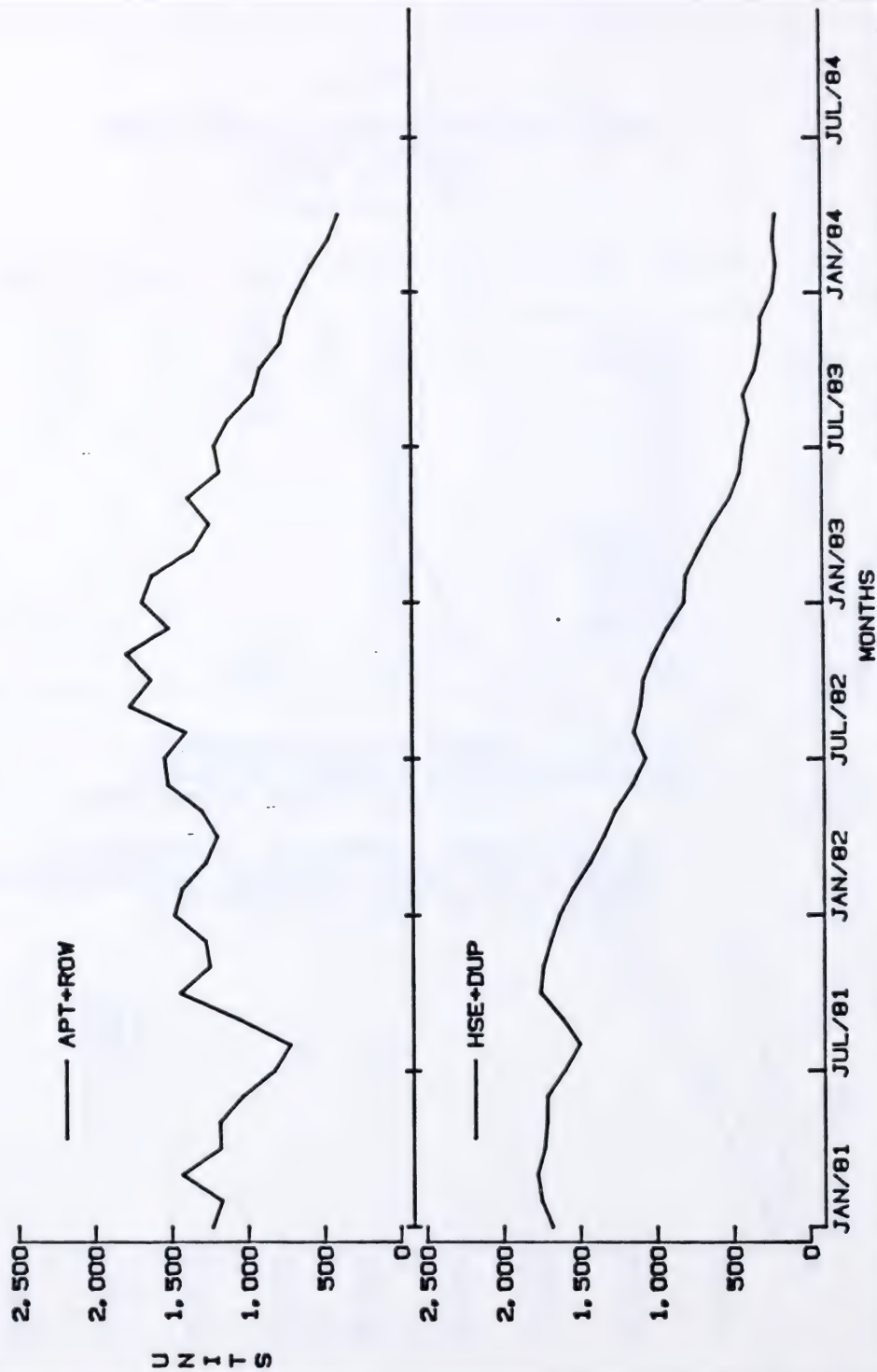


TABLE 14

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES	APARTMENTS AND ROWHOUSES*	TOTAL	COMPLETIONS	ABSORP. PERCENT

1983					
JANUARY	818	1681	2499	767	22
FEBRUARY	799	1616	2415	839	28
MARCH	714	1347	2061	346	25
APRIL	621	1242	1863	403	24
MAY	509	1381	1890	850	30
JUNE	442	1173	1615	652	36
JULY	421	1207	1628	943	36
AUGUST	382	1115	1497	652	34
SEPTEMBER	417	953	1370	1040	46
OCTOBER	338	905	1243	1173	51
NOVEMBER	304	772	1076	859	49
DECEMBER	301	736	1037	531	35

1984					
JANUARY	220	656	876	425	40
FEBRUARY	199	567	766	448	42
MARCH	218	456	674	216	31
APRIL	202	389	591	491	49
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*UNITS COMPLETED AND UNOCCUPIED FOR 36 MONTHS OR LESS

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
CALGARY

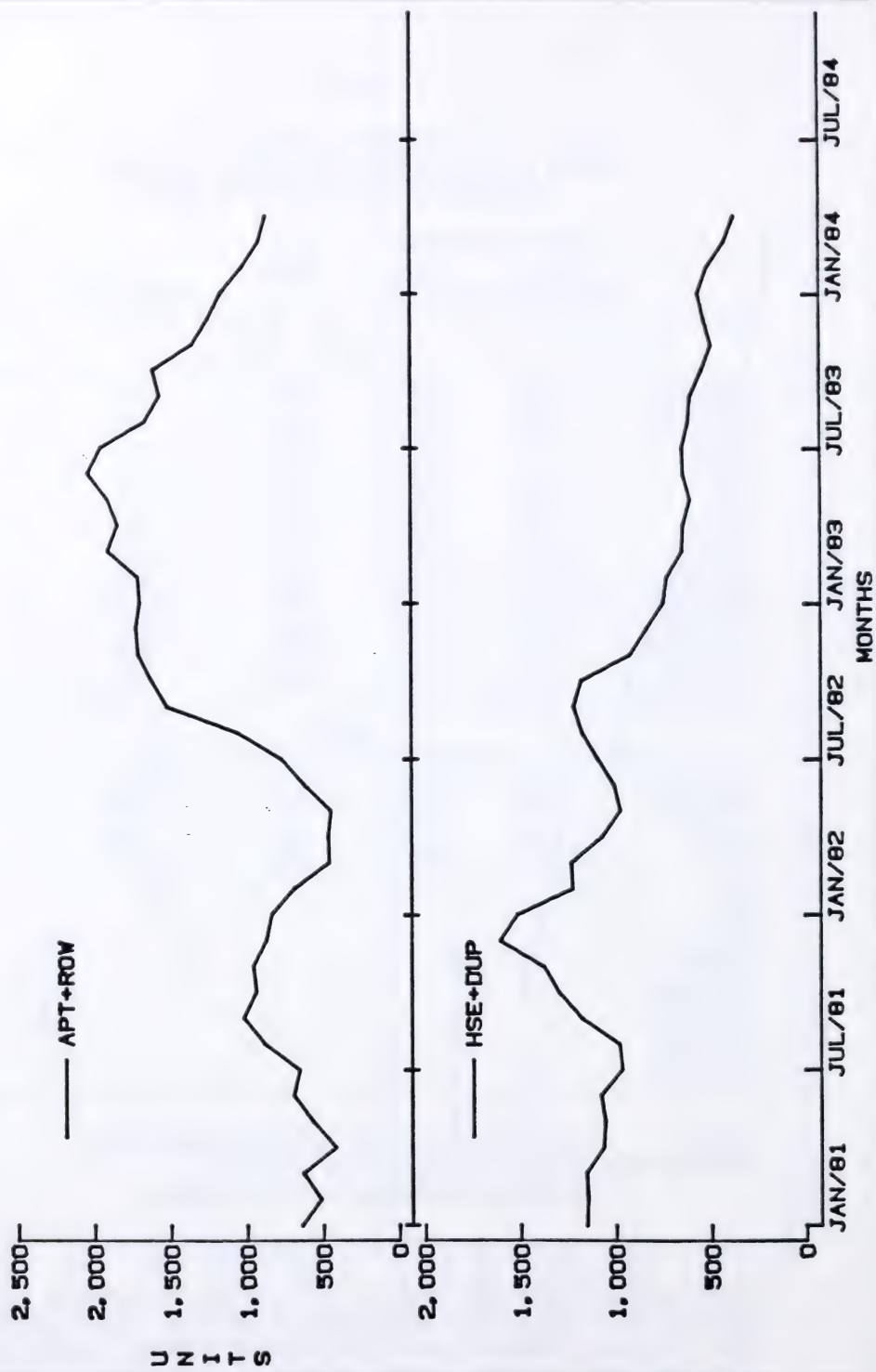


TABLE 15

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES	APARTMENTS AND ROWHOUSES*	TOTAL	COMPLETIONS	ABSORP. PERCENT

1983					
JANUARY	745	1695	2440	878	29
FEBRUARY	726	1709	2435	982	29
MARCH	646	1903	2549	1103	28
APRIL	640	1838	2478	574	21
MAY	604	1905	2509	894	26
JUNE	640	2033	2673	1155	27
JULY	644	1947	2591	636	22
AUGUST	612	1659	2271	302	22
SEPTEMBER	601	1563	2164	594	24
OCTOBER	541	1608	2149	698	25
NOVEMBER	491	1349	1840	743	36
DECEMBER	528	1245	1773	418	21

1984					
JANUARY	560	1161	1721	184	12
FEBRUARY	521	1021	1542	217	20
MARCH	420	911	1331	441	33
APRIL	369	866	1235	119	15
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*UNITS COMPLETED AND UNOCCUPIED FOR 36 MONTHS OR LESS

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13
LISTINGS AND SALES
EDMONTON METRO

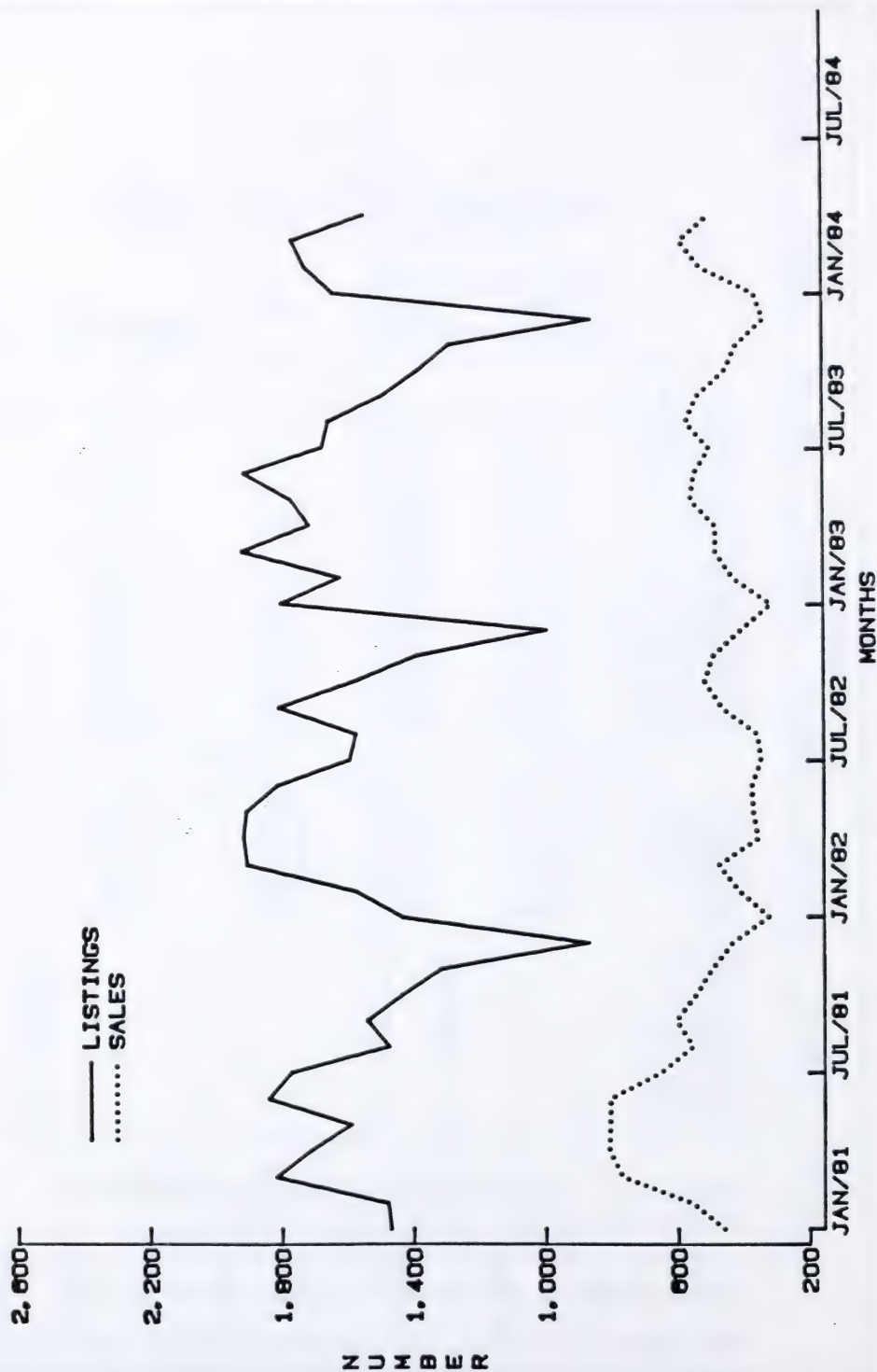


TABLE 16

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1983				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1796	313	.17	84785
FEBRUARY	1618	428	.26	87289
MARCH	1915	481	.25	89200
APRIL	1712	480	.28	87596
MAY	1769	555	.31	88756
JUNE	1909	545	.29	84974
JULY	1672	498	.30	84242
AUGUST	1653	569	.34	85846
SEPTEMBER	1490	536	.36	84494
OCTOBER	1380	451	.33	83161
NOVEMBER	1286	416	.32	85092
DECEMBER	856	333	.39	80332
1984				
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
MARCH	1763	586	.33	80798
APRIL	1546	499	.32	81237
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
SOURCE: EDMONTON REAL ESTATE BOARD				
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING				
MARKET AND ECONOMIC ANALYSIS BRANCH				

FIGURE 14
LISTINGS AND SALES
CALGARY

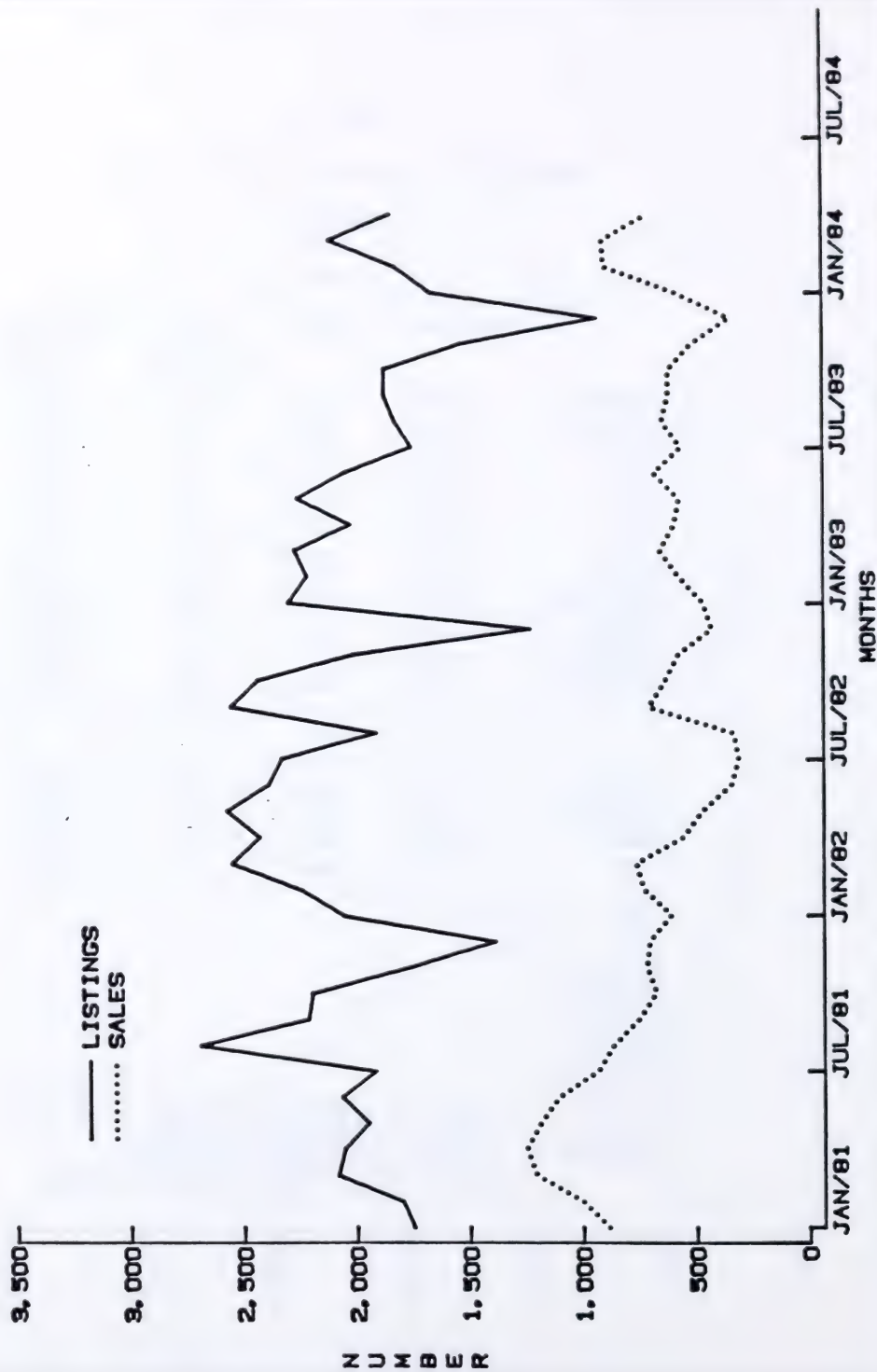


TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1983				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2296	464	.20	105813
FEBRUARY	2214	569	.26	104472
MARCH	2269	653	.29	103338
APRIL	2023	589	.29	102377
MAY	2265	568	.25	100747
JUNE	2047	679	.33	102488
JULY	1752	560	.32	100106
AUGUST	1827	642	.35	98660
SEPTEMBER	1873	615	.33	96176
OCTOBER	1635	499	.31	96613
NOVEMBER	1532	513	.33	91213
DECEMBER	931	345	.37	88566
1984				
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 15
AVERAGE SALE PRICES
CALGARY AND EDMONTON

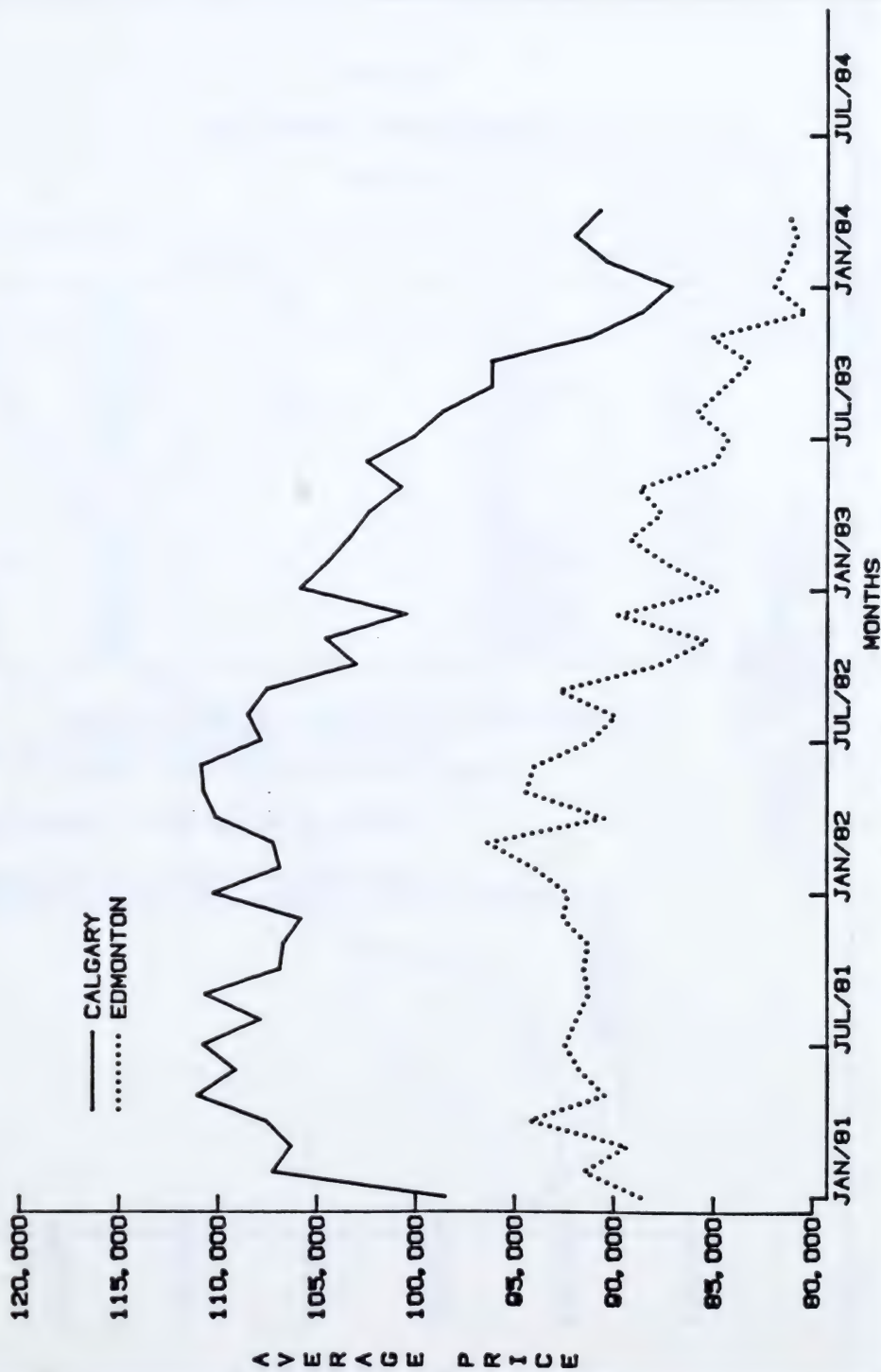


FIGURE 10
NEW HOUSING PRICE INDEXES
CALGARY AND EDMONTON
(1981=100)

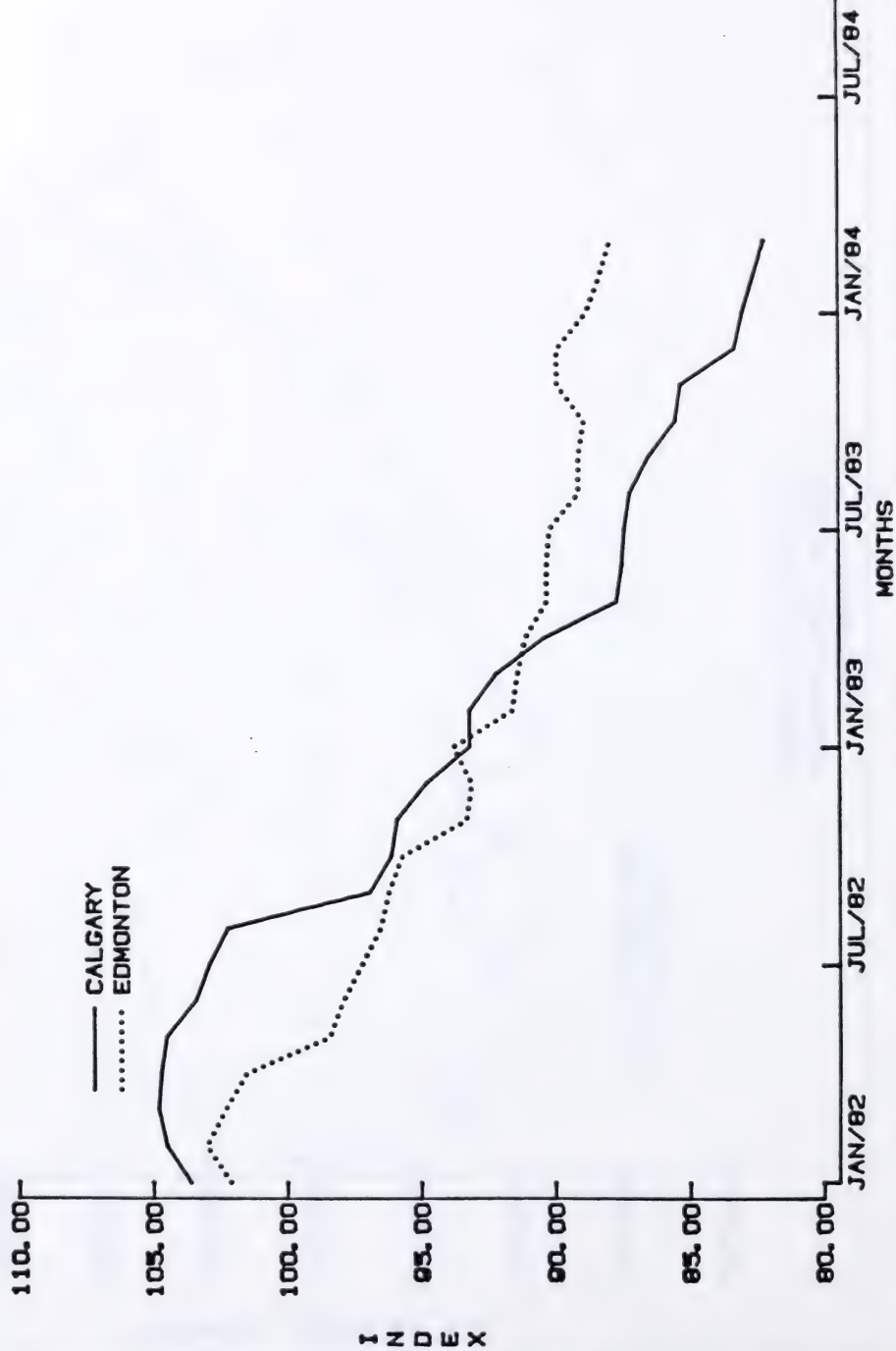


TABLE 18
NEW HOUSING PRICE INDICES*

1981=100

CALGARY**			EDMONTON***		
	1983	1984		1983	1984
JANUARY	93.2	83.0	JANUARY	102.1	88.8
FEBRUARY	93.2	82.6	FEBRUARY	103.0	88.3
MARCH	92.2	82.2	MARCH	102.3	87.9
APRIL	90.4		APRIL	101.5	
MAY	87.7		MAY	98.4	
JUNE	87.5		JUNE	97.9	
JULY	87.4		JULY	97.2	
AUGUST	87.2		AUGUST	96.5	
SEPTEMBER	86.5		SEPTEMBER	96.2	
OCTOBER	85.5		OCTOBER	95.7	
NOVEMBER	85.3		NOVEMBER	93.3	
DECEMBER	83.3		DECEMBER	93.1	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

02
JUN 25 1984

RESIDENTIAL CONSTRUCTION IN ALBERTA

MAY 1984

Alberta
DEPARTMENT OF HOUSING

ISSN 0823-3047

TABLE OF CONTENTS

	<u>Page</u>
A. <u>Highlights</u>	1
B. <u>Residential Construction Starts</u>	
Table 1: Housing Starts by Type and Towns	5
Table 2: January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	7
Table 3: Total Housing Starts by Month: 1983 - 1984	9
Table 4: Total Single and Multiple Housing Starts by Month: 1983 - 1984	12
Table 5: Total Single and Multiple Housing Starts in Calgary and Edmonton by Month: 1983 - 1984	13
Table 6: Quarterly Housing Starts in Alberta (All Areas)	15
Table 7: Housing Completions by Type and Towns	16
Table 8: Housing Under-Construction by Type and Towns	17
Table 9: Starts, Completions and Under-Construction - Calgary	19
Table 10: Starts, Completions and Under-Construction - Edmonton	21
* * * *	
Figure 1: Cumulative Housing Starts - Calgary and Edmonton	6
Figure 2: Total Number of Housing Starts	8
Figure 3: Multiples as a Percentage of Total Starts - Urban Alberta	10
Figure 4: Multiples as a Percentage of Total Starts - Calgary and Edmonton	12
Figure 5: Cumulative Quarterly Housing Starts - Urban Areas	14
Figure 6: Starts, Completions and Under-Construction - Calgary	18
Figure 7: Starts, Completions and Under-Construction - Edmonton	20
C. <u>Residential Building Permits</u>	
Table 11: Building Permits by Type and Towns	23
Table 12: January to Date Building Permits by Type and Towns, Compared With Same Period in the Previous Year	25
Table 13: Total Building Permits by Month: 1983 - 1984	27
* * * *	
Figure 8: Total Number of Building Permits Issued Each Month - Urban Alberta	22
Figure 9: Cumulative Building Permits - Calgary and Edmonton	24
Figure 10: Cumulative Building Permits - Urban Alberta	26

D. Newly Completed and Unoccupied Dwellings

Table 14:	Newly Completed and Unoccupied Dwellings by Month - Edmonton	29
Table 15:	Newly Completed and Unoccupied Dwellings by Month - Calgary	31

* * * *

Figure 11:	Newly Completed and Unoccupied Dwellings - Edmonton	28
Figure 12:	Newly Completed and Unoccupied Dwellings - Calgary	30

E. Multiple Listings Service (M.L.S.)

Table 16:	Residential Listings, Sales and Price by Month - Edmonton (1983 - 1984)	33
Table 17:	Residential Listings, Sales and Price by Month - Calgary (1983 - 1984)	35

* * * *

Figure 13:	Listings and Sales - Edmonton	32
Figure 14:	Listings and Sales - Calgary	34
Figure 15:	Average Sales Prices - Calgary and Edmonton	36

F. New Housing Price Indexes

Table 18:	New Housing Price Indexes in Calgary and Edmonton by Month: 1981 - 1982	38
-----------	--	----

* * * *

Figure 16:	New Housing Price Indexes in Calgary and Edmonton	37
------------	---	----

MAY, 1984

A. RESIDENTIAL CONSTRUCTION STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION

1. ALBERTA:

- IN THE FIRST QUARTER, HOUSING STARTS IN ALBERTA DECREASED BY 62% FROM 4,101 IN 1983 TO 1,548 IN 1984.

2. URBAN ALBERTA:

- TOTAL RESIDENTIAL CONSTRUCTION STARTS IN URBAN ALBERTA AMOUNTED TO 691 UNITS IN MAY, 1984, A DECREASE OF 71% OVER THE SAME MONTH LAST YEAR.
- IN THE PERIOD JANUARY TO MAY, 2,208 WERE STARTED. THIS IS A DECREASE OF 69% FROM THE 7,135 UNITS THAT WERE STARTED IN THE SAME PERIOD LAST YEAR.
- THE TOTAL OF 691 UNITS STARTED ARE COMPRISED OF 642 SINGLES AND 49 MULTIPLES. MULTIPLES REPRESENT 7% OF THE TOTAL STARTS.
- TOTAL STARTS INCREASED OVER LAST MONTH IN ALL CITIES.

3. CALGARY:

- IN CALGARY A TOTAL OF 306 UNITS WERE STARTED. THIS IS AN INCREASE OF 191% FROM LAST MONTH'S TOTAL OF 105.

- THE TOTAL OF 306 STARTS IS MADE UP OF 301 SINGLES AND 5 MULTIPLES. MULTIPLES REPRESENT 2% OF THE TOTAL UNITS IN CALGARY THIS MONTH.
- COMPARED TO LAST MONTH, THE SINGLES TOTAL OF 301 HAS INCREASED (191%) AND THE MULTIPLES TOTAL OF 5 HAS ALSO INCREASED (N/A).
- THERE WERE ALSO 280 UNITS COMPLETED (AN INCREASE OF 135% OVER LAST MONTH) AND 1,736 UNITS UNDER-CONSTRUCTION (AN INCREASE OF 2% OVER LAST MONTH).

4. EDMONTON:

- IN EDMONTON A TOTAL OF 279 UNITS WERE STARTED. THIS IS AN INCREASE OF 8% FROM LAST MONTH'S TOTAL OF 258.
- THE TOTAL OF 279 IS MADE UP OF 245 SINGLES AND 34 MULTIPLES. MULTIPLES REPRESENT 12% OF THE TOTAL UNITS IN EDMONTON THIS MONTH.
- COMPARED TO LAST MONTH, THE SINGLES TOTAL OF 245 HAS INCREASED (12%) AND THE MULTIPLES TOTAL OF 34 HAS DECREASED (13%).
- THERE WERE ALSO 328 UNITS COMPLETED (A DECREASE OF 33% OVER LAST MONTH) AND 2,235 UNITS UNDER-CONSTRUCTION (A DECREASE OF 2% OVER LAST MONTH).

B. RESIDENTIAL BUILDING PERMITS ISSUED

- A TOTAL OF 602 BUILDING PERMITS WERE ISSUED IN MAY, 1984. THIS IS A DECREASE OF 42% OVER THE SAME MONTH LAST YEAR.
- IN THE PERIOD JANUARY TO MAY, 2,705 PERMITS WERE ISSUED, A DECREASE OF 58% FROM THE 6,433 THAT WERE ISSUED OVER THE SAME TIME PERIOD LAST YEAR.
- THERE WAS AN INCREASE IN THE NUMBER OF BUILDING PERMITS ISSUED IN GRANDE PRAIRIE (11%), MEDICINE HAT (26%), LEDUC (300%) AND FT. MCMURRAY (1,100%). IN ALL OTHER CITIES, BUILDING PERMITS DROPPED.

C. NEWLY COMPLETED AND UNOCCUPIED DWELLINGS

1. EDMONTON:

- A TOTAL OF 490 NEWLY COMPLETED AND UNOCCUPIED DWELLINGS, (177 HOUSES AND DUPLEXES AND 313 APARTMENTS AND ROWHOUSES) WERE AVAILABLE IN MAY.
- NEWLY COMPLETED AND UNOCCUPIED DWELLINGS DECREASED BY 17% OVER LAST MONTH.
- 47% OF THE NEWLY COMPLETED DWELLINGS WERE ABSORBED INTO THE MARKET COMPARED TO THE 50% ABSORPTION RATE OF LAST MONTH.

2. CALGARY:

- A TOTAL OF 1,036 NEWLY COMPLETED AND UNOCCUPIED DWELLINGS (316 HOUSES AND DUPLEXES AND 720 APARTMENTS AND ROWHOUSES) WERE AVAILABLE.
- NEWLY COMPLETED AND UNOCCUPIED DWELLINGS DECREASED BY 16% OVER LAST MONTH.
- THE ABSORPTION RATE INCREASED TO 32% FROM THE 15% LAST MONTH.

D. RESIDENTIAL LISTINGS, SALES AND PRICE

1. EDMONTON:

- 630, OR 35%, OF THE 1,775 PROPERTIES LISTED FOR SALE WERE SOLD AT AN AVERAGE SELLING PRICE OF \$77,713.
- LISTINGS INCREASED BY 15%, SALES INCREASED BY 26%, HOWEVER THE SELLING PRICE HAS DECREASED BY 4% OVER LAST MONTH.

2. CALGARY:

- 821 OR 39%, OF THE 2,079 PROPERTIES LISTED FOR SALE WERE SOLD AT AN AVERAGE SELLING PRICE OF \$88,295.
- LISTINGS INCREASED BY 13%, SALES INCREASED BY 16%, HOWEVER, THE SELLING PRICE HAS DECREASED BY 3% OVER LAST MONTH.

E. NEW HOUSING PRICE INDEXES

1. CALGARY:

- IN APRIL, 1984, THE INDEX INCREASED TO 82.5, A DECREASE OF 9% OVER THE SAME PERIOD LAST YEAR.

2. EDMONTON:

- IN APRIL, 1984, THE INDEX REMAINED AT 87.9, A DROP OF 4% OVER THE SAME MONTH LAST YEAR.

TABLE 1

MAY-84

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	301	0	5	0	306	-72
CAMROSE	2	0	0	0	2	-83
EDMONTON M.A.	245	2	32	0	279	-71
FORT MCMURRAY	8	0	0	0	8	300
GRANDE PRAIRIE	7	0	0	0	7	*
LEDUC	1	0	0	0	1	*
LETHBRIDGE	25	2	0	0	27	-84
LLOYDMINSTER(ALTA. PART)	5	0	8	0	13	86
MEDICINE HAT	11	0	0	0	11	-67
RED DEER	30	0	0	0	30	-62
SPRUCE GROVE	7	0	0	0	7	17
TOTAL	642	4	45	0	691	-71

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 1
CUMULATIVE HOUSING STARTS
CALGARY AND EDMONTON

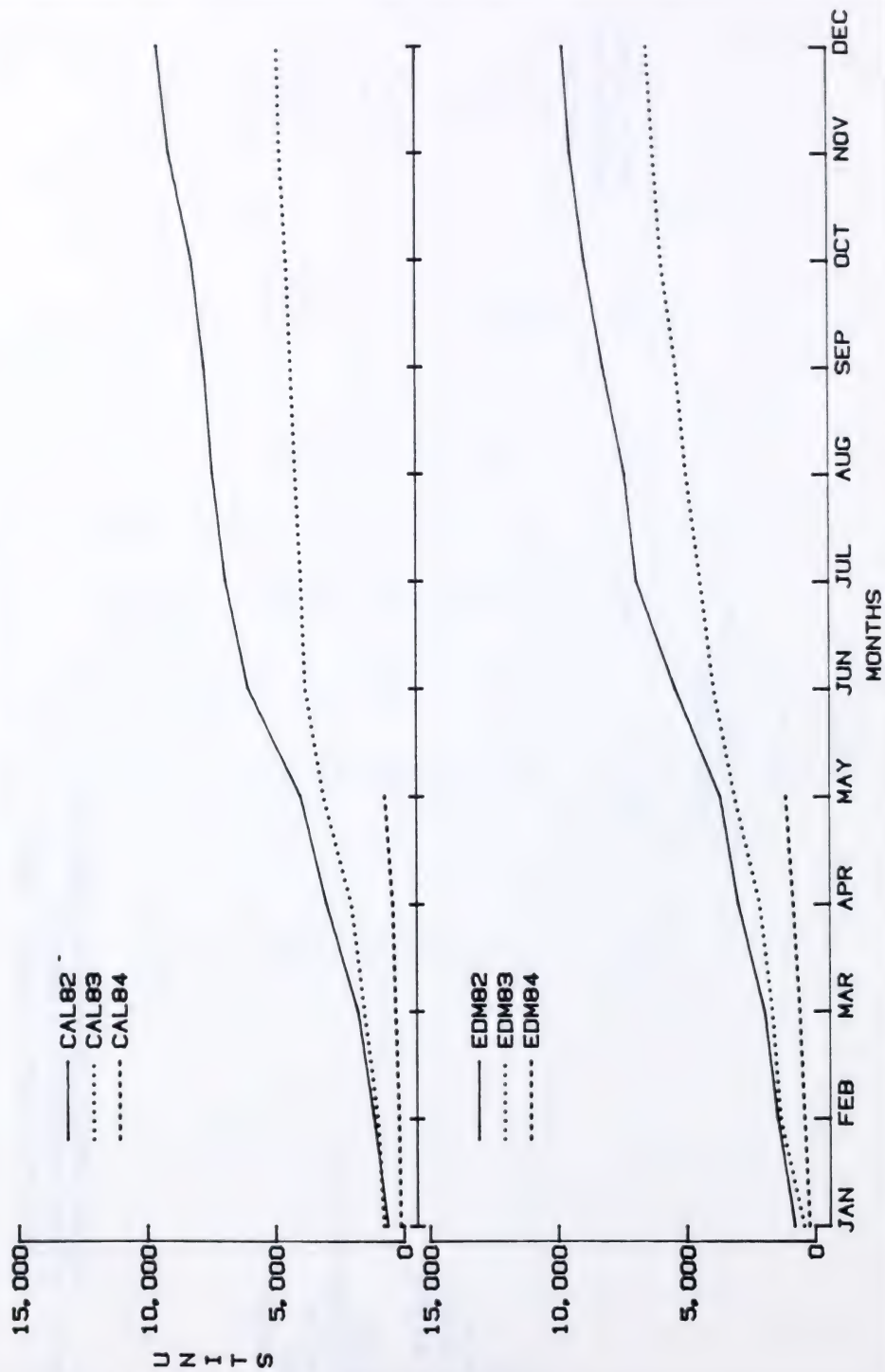


TABLE 2

MAY-84

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT		TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984
CALGARY	1697	695	64	2	278	40	1075	0	3114	737
CANROSE	13	5	0	0	0	0	12	0	25	5
EDMONTON M.A.	1782	976	56	12	414	146	879	0	3131	1134
FORT MCMURRAY	35	25	0	0	0	0	0	0	35	25
GRANDE PRAIRIE	3	30	2	4	0	0	0	0	5	34
LEDUC	32	8	0	0	0	0	0	0	32	8
LETHBRIDGE	169	77	30	10	19	0	170	0	388	87
LLOYDMINSTER(ALTA. PART)	30	21	0	0	0	8	0	0	30	29
MEDICINE HAT	96	37	6	2	36	0	0	0	138	39
RED DEER	156	66	22	0	49	11	0	4	227	81
SPRUCE GROVE	10	29	0	0	0	0	0	0	10	29
TOTAL	4023	1969	180	30	796	205	2136	4	7135	2208
PERCENT CHANGE BY TYPE		-51		-83		-74		-100		-69

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 2
TOTAL NUMBER OF STARTS EACH MONTH
URBAN ALBERTA

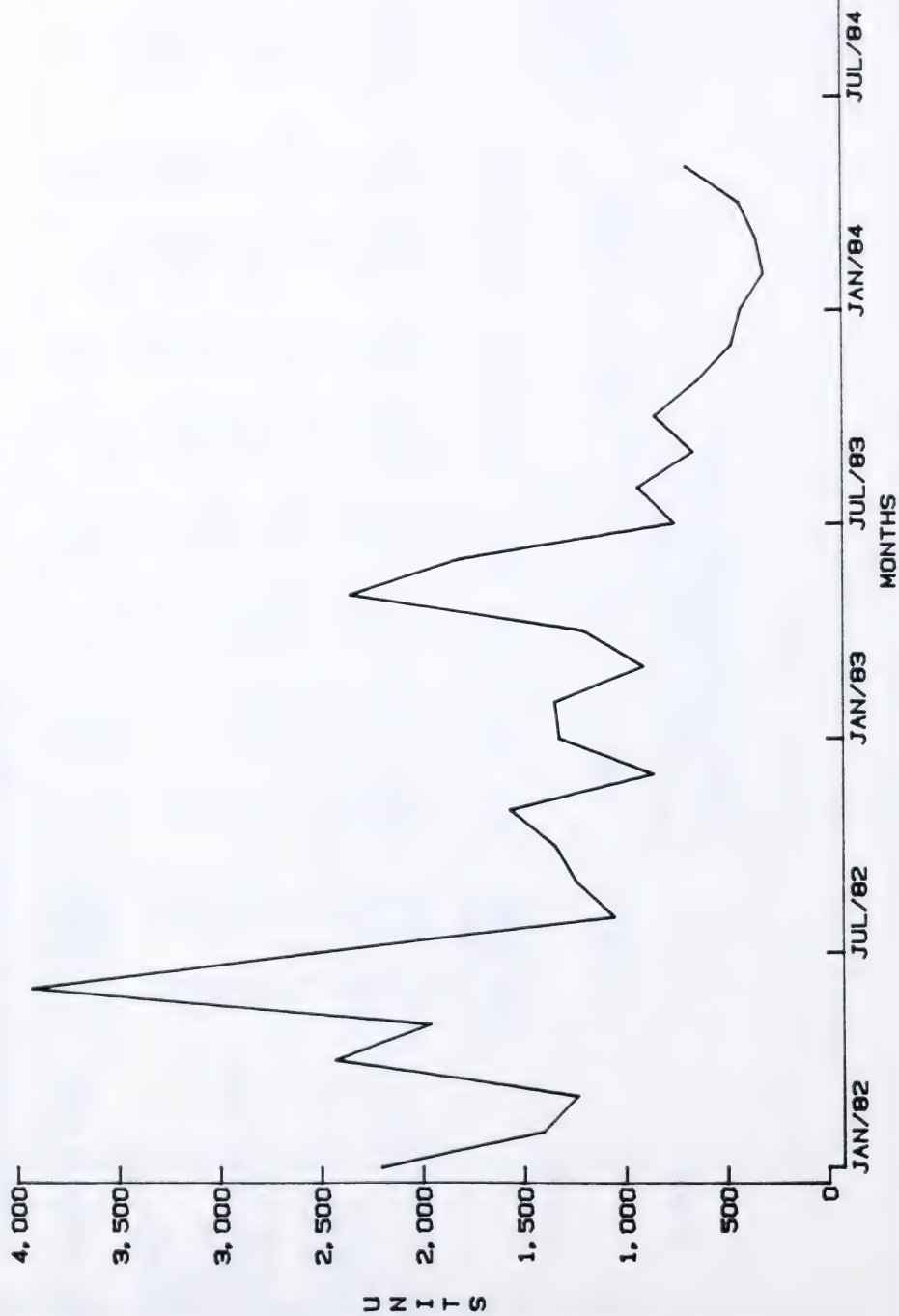


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1983-1984

	1983	1984	PERCENT CHANGE
JANUARY	1325	425	-68
FEBRUARY	1346	311	-77
MARCH	908	349	-62
APRIL	1205	432	-64
MAY	2351	691	-71
JUNE	1815		
JULY	755		
AUGUST	934		
SEPTEMBER	661		
OCTOBER	850		
NOVEMBER	636		
DECEMBER	470		
TOTAL	13256	2208	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
URBAN ALBERTA

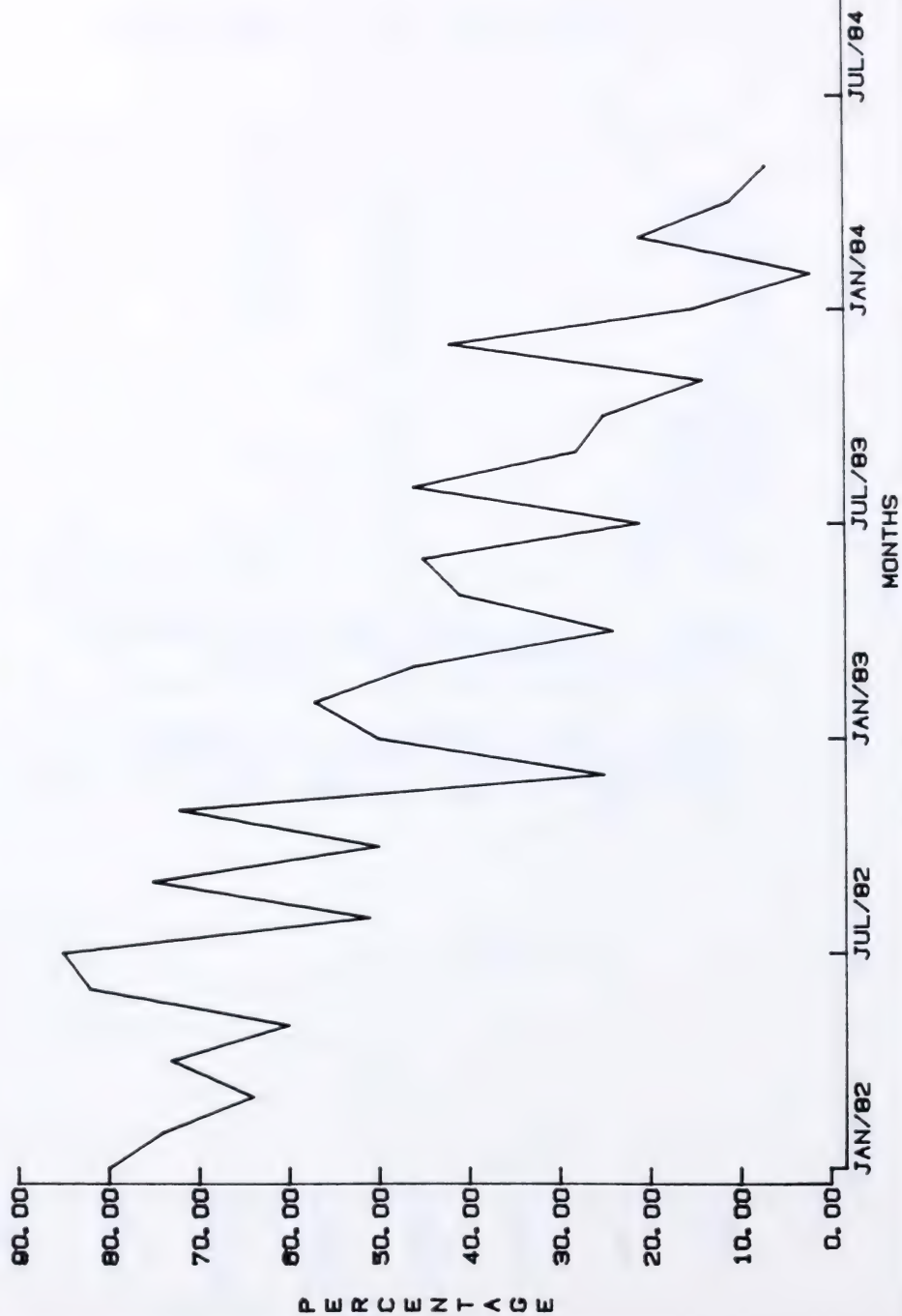


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1983-1984

1983

	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	1325	658	667	50
FEBRUARY	1346	583	763	57
MARCH	908	489	419	46
APRIL	1205	916	289	24
MAY	2351	1377	974	41
JUNE	1815	991	824	45
JULY	755	595	160	21
AUGUST	934	506	428	46
SEPTEMBER	661	474	187	28
OCTOBER	850	641	209	25
NOVEMBER	636	544	92	14
DECEMBER	470	271	199	42
TOTAL	13256	8045	5211	39

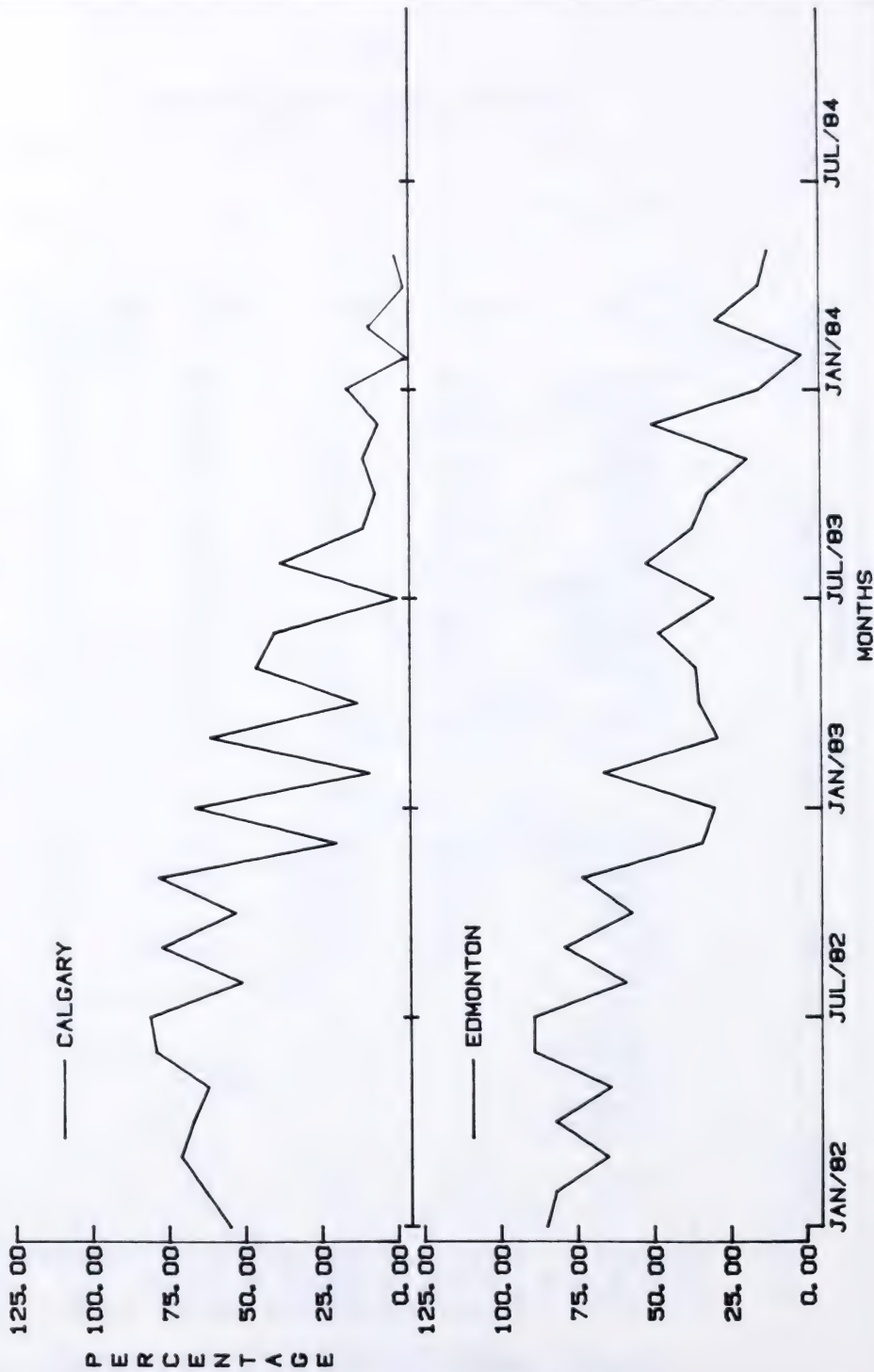
1984

JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY	691	642	49	7
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	2208	1969	239	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
 MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
EDMONTON AND CALGARY



SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1983						EDMONTON (METRO)					
CALGARY											
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL			TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		
JANUARY	787	271	516	66	JANUARY	432	303	129	30		
FEBRUARY	229	209	20	9	FEBRUARY	922	316	606	66		
MARCH	522	201	321	61	MARCH	315	223	92	29		
APRIL	500	435	65	13	APRIL	492	319	173	35		
MAY	1076	581	495	46	MAY	970	621	349	36		
JUNE	699	420	279	40	JUNE	806	387	419	52		
JULY	161	161	0	0	JULY	500	352	148	30		
AUGUST	208	129	79	38	AUGUST	536	258	278	52		
SEPTEMBER	176	156	20	11	SEPTEMBER	390	245	145	37		
OCTOBER	176	164	12	7	OCTOBER	559	380	179	32		
NOVEMBER	244	218	26	11	NOVEMBER	295	239	56	19		
DECEMBER	104	98	6	6	DECEMBER	236	118	118	50		
TOTAL	4882	3043	1839	38	TOTAL	6453	3761	2692	42		
1984						EDMONTON (METRO)					
CALGARY											
JANUARY	142	119	23	16	JANUARY	220	188	32	15		
FEBRUARY	57	57	0	0	FEBRUARY	204	202	2	1		
MARCH	127	113	14	11	MARCH	173	122	51	29		
APRIL	105	105	0	0	APRIL	258	219	39	15		
MAY	306	301	5	2	MAY	279	245	34	12		
JUNE					JUNE						
JULY					JULY						
AUGUST					AUGUST						
SEPTEMBER					SEPTEMBER						
OCTOBER					OCTOBER						
NOVEMBER					NOVEMBER						
DECEMBER					DECEMBER						
TOTAL	737	695	42		TOTAL	1134	976	158			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 5
CUMULATIVE QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

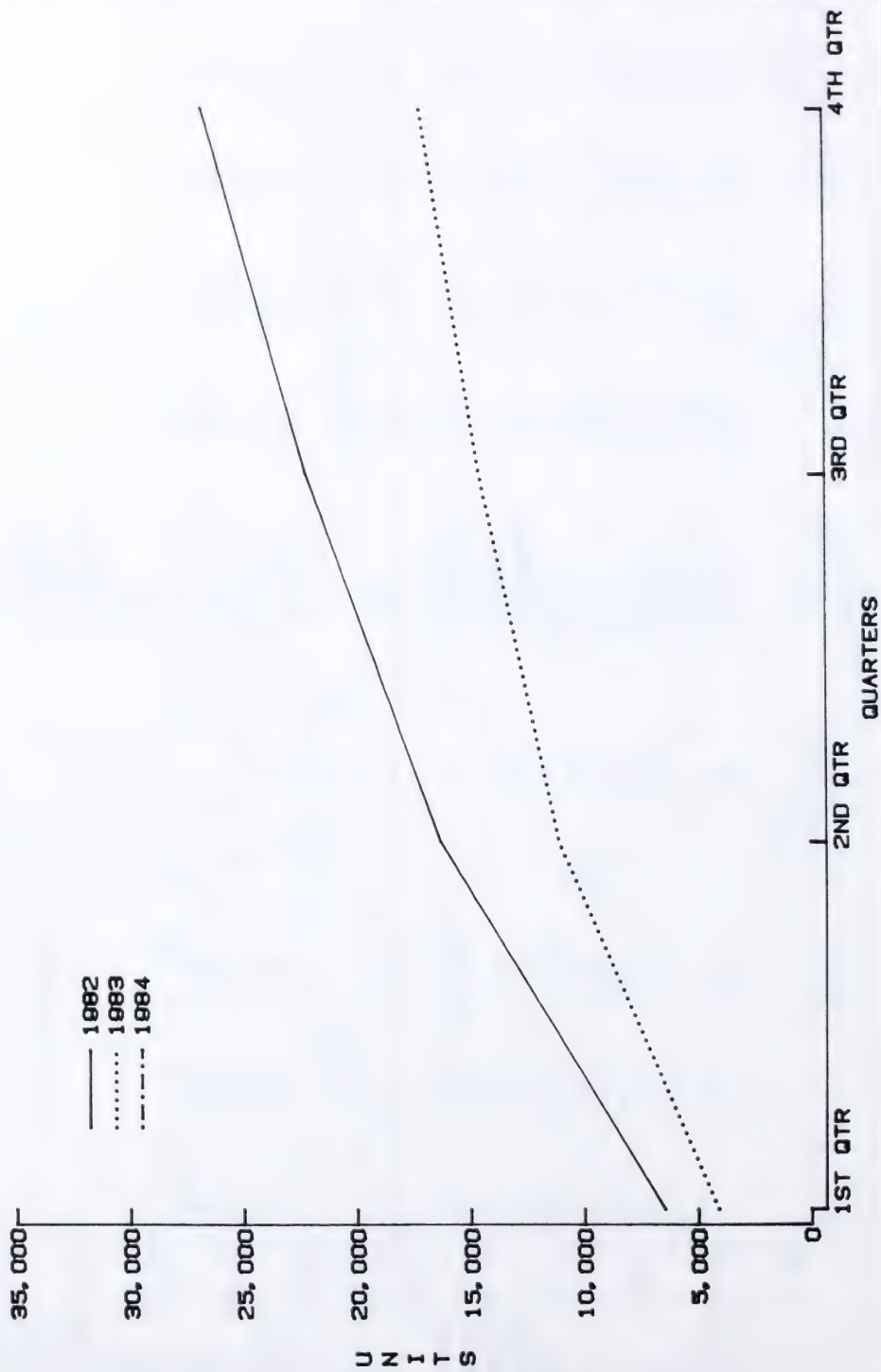


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1983 - 1984		
	1983	1984	PERCENT CHANGE
FIRST QUARTER	4101	1548	-62
SECOND QUARTER	6987		
THIRD QUARTER	3478		
FOURTH QUARTER	2568		
	----	----	----
TOTAL	17134	1548	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 7

MAY-84

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	207	6	41	26	280	-69
CAMROSE	1	0	0	0	1	*
EDMONTON M.A.	227	10	4	87	328	-61
FORT MCMURRAY	5	0	0	0	5	*
GRANDE PRAIRIE	1	0	0	0	1	*
LEDUC	1	0	0	0	1	*
LETHBRIDGE	13	6	0	0	19	-88
LLOYDMINSTER(ALTA. PART)	11	0	0	0	11	*
MEDICINE HAT	13	6	0	0	19	*
RED DEER	10	0	0	4	14	*
SPRUCE GROVE	6	0	0	0	6	*
TOTAL	495	28	45	117	685	-64

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

TABLE 8

MAY-84

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMISS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	817	56	164	699	1736	-70
CAMROSE	3	0	0	0	3	*
EDMONTON M.A.	934	30	270	1001	2235	-62
FORT MCMURRAY	12	0	0	0	12	*
GRANDE PRAIRIE	17	4	0	0	21	*
LEDUC	3	0	0	73	76	*
LETHBRIDGE	120	8	0	30	158	-65
LLOYDMINSTER(ALTA. PART)	14	0	8	0	22	*
MEDICINE HAT	42	0	36	27	105	*
RED DEER	45	0	36	294	375	*
SPRUCE GROVE	10	0	0	0	10	*
TOTAL	2017	98	514	2124	4753	-61

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 8
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
CALGARY

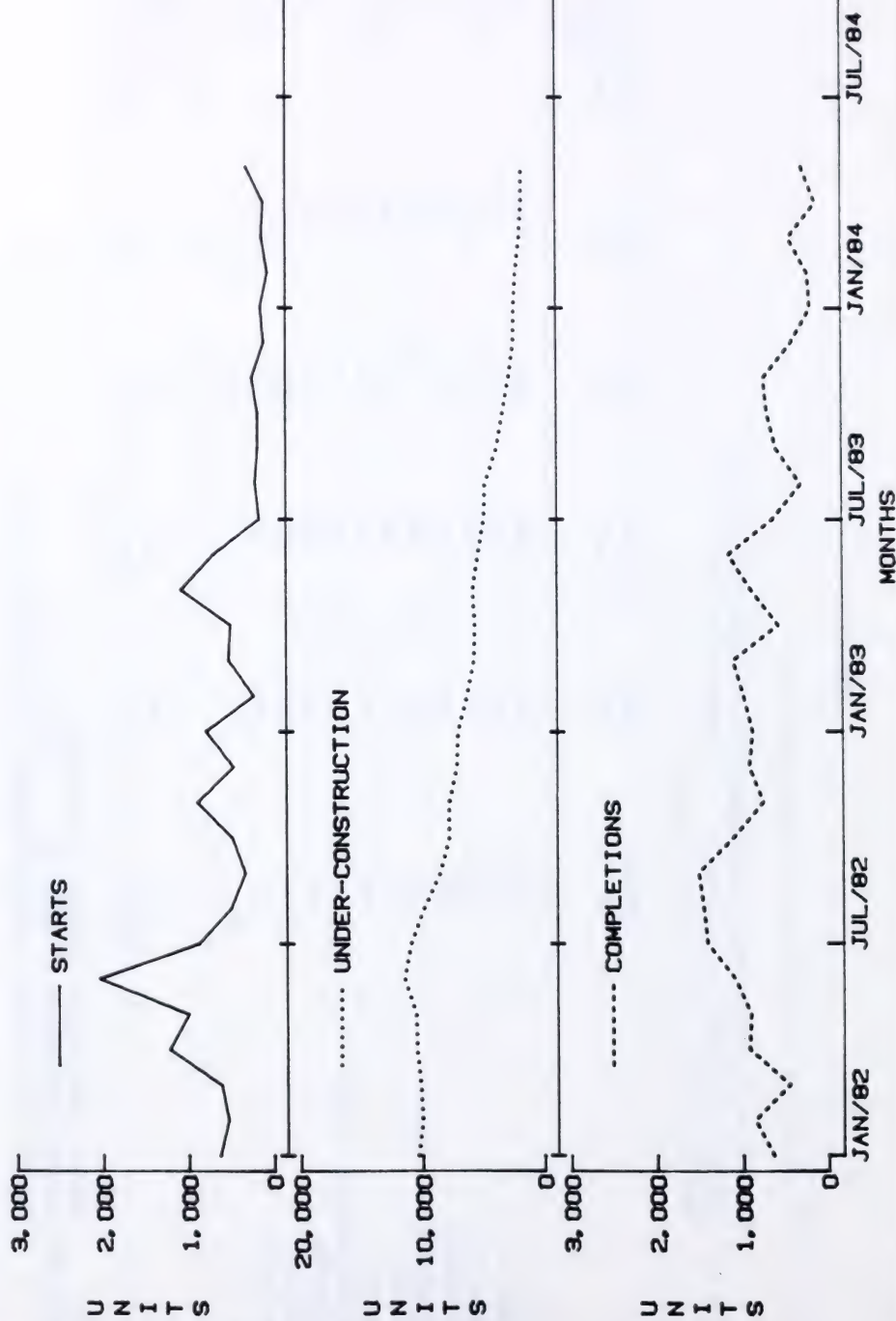


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1983			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	787	878	7061
FEBRUARY	229	982	6312
MARCH	522	1103	5731
APRIL	500	574	5657
MAY	1076	894	5838
JUNE	699	1155	5381
JULY	161	636	4903
AUGUST	208	302	4808
SEPTEMBER	176	594	3854
OCTOBER	176	698	3331
NOVEMBER	244	743	2840
DECEMBER	104	418	2428
1984			
JANUARY	142	184	2386
FEBRUARY	57	217	2226
MARCH	127	441	1910
APRIL	105	119	1710
MAY	306	280	1736
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 7
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
EDMONTON

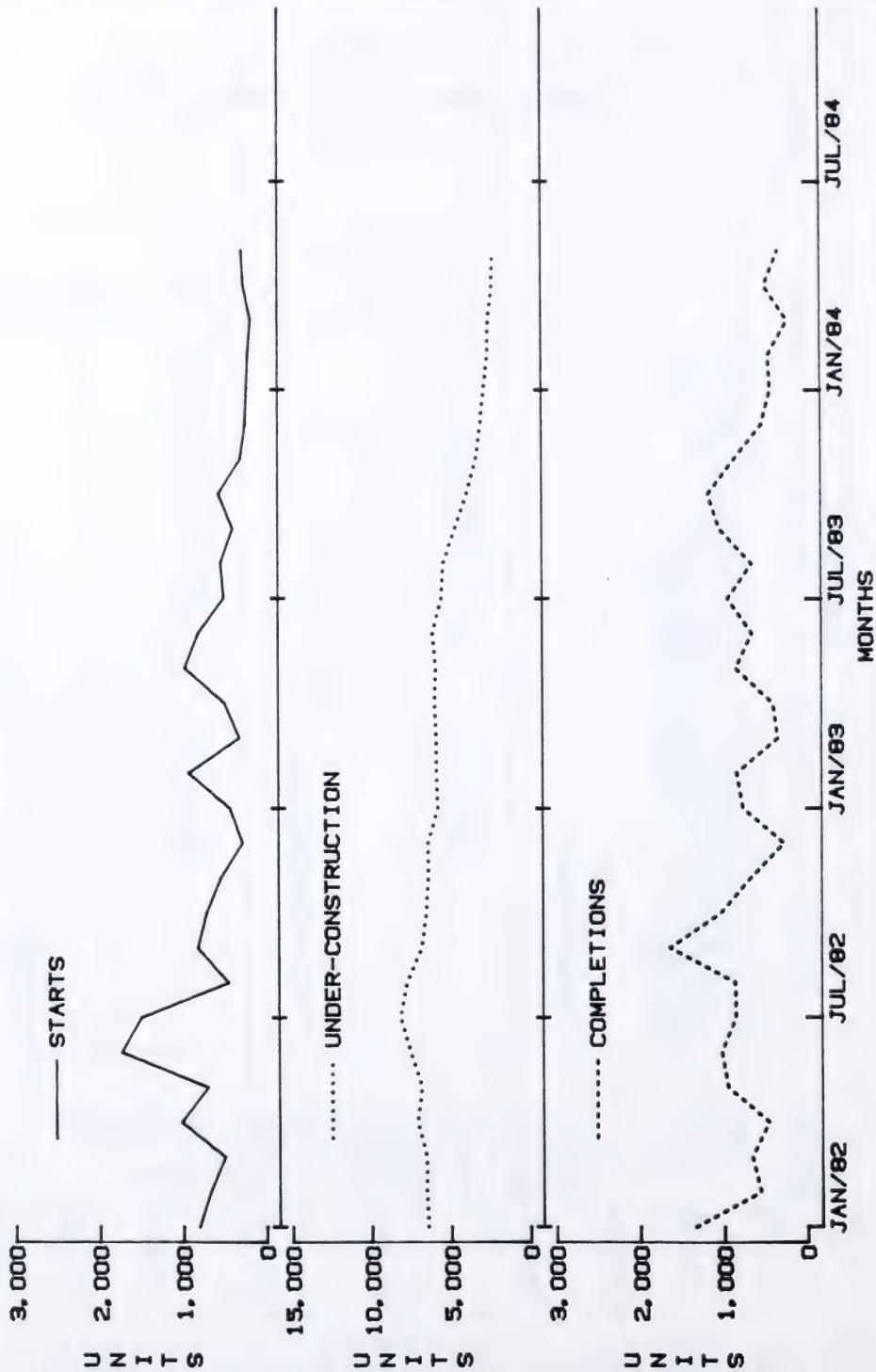


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1983			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	432	767	5805
FEBRUARY	922	839	5889
MARCH	315	346	5902
APRIL	492	403	5990
MAY	970	850	5905
JUNE	806	652	6120
JULY	500	943	5559
AUGUST	536	652	5422
SEPTEMBER	390	1040	4687
OCTOBER	559	1173	3926
NOVEMBER	295	859	3343
DECEMBER	236	531	3051

1984			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	220	425	2845
FEBRUARY	204	448	2593
MARCH	173	216	2545
APRIL	258	491	2291
MAY	279	328	2235
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH
URBAN ALBERTA

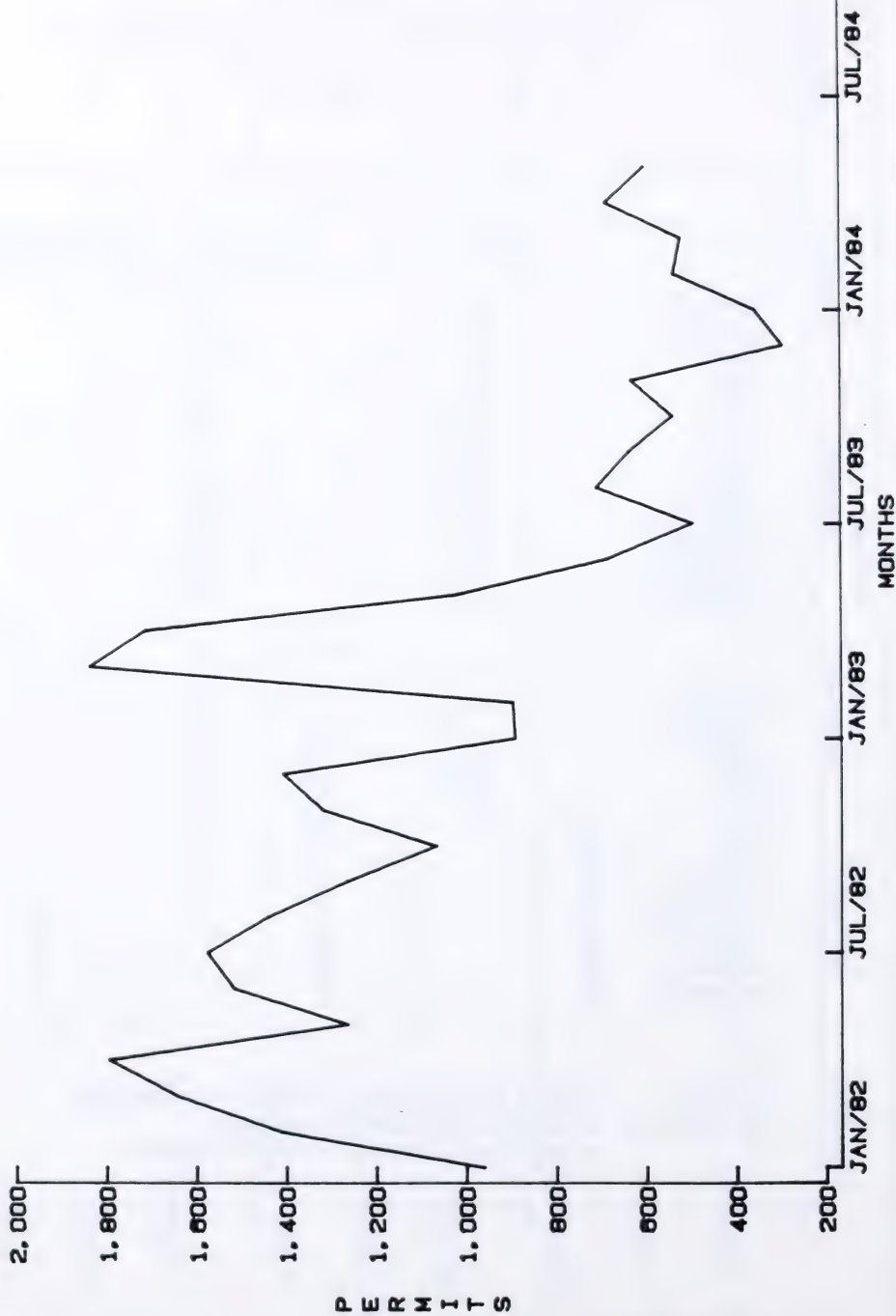


TABLE 11

MAY-84

RESIDENTIAL BUILDING PERMITS
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	218	0	0	0	218	0
CAMROSE	4	0	0	0	4	0
EDMONTON M.A.	232	0	0	0	232	-50
FORT McMURRAY	8	0	0	52	60	253
GRANDE PRAIRIE	8	2	0	0	10	-17
LEDUC	4	0	0	0	4	-43
LETHBRIDGE	14	2	0	5	21	-84
LLOYDMINSTER(ALTA. PART)	11	0	0	0	11	-8
MEDICINE HAT	2	0	0	0	2	-89
RED DEER	24	0	10	0	34	-76
SPRUCE GROVE	6	0	0	0	6	-50
TOTAL	531	4	10	57	602	-42

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 9
CUMULATIVE RESIDENTIAL BUILDING PERMITS
CALGARY AND EDMONTON

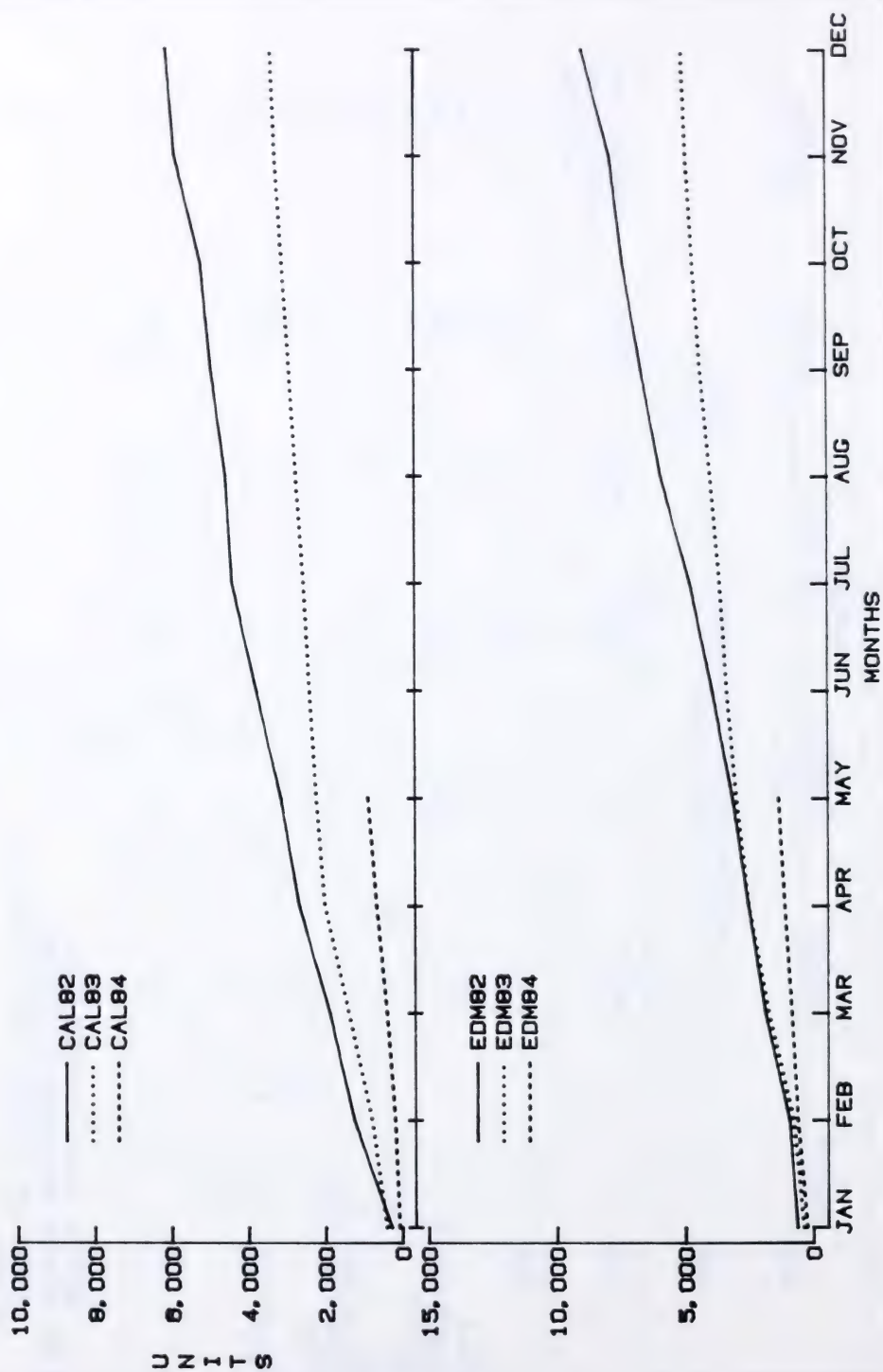


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY		CAMROSE		EDMONTON (METRO)		FORT MCMURRAY		GRAND PRAIRIE		LEDUC		LETHBRIDGE		LLOYDMIN. (ALTA.PART)		MEDICINE HAT		RED DEER		SPRUCE GROVE		
	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	
JANUARY	412	85	1	0	382	239	1	1	0	1	3	1	16	11	7	3	43	2	29	12	0	3	
FEBRUARY	798	196	5	0	784	622	1	4	1	3	6	2	67	25	14	8	61	10	56	20	0	5	
MARCH	1395	402	16	2	1740	855	3	10	4	8	30	2	151	50	86	20	85	23	141	35	4	9	
APRIL	2015	670	37	17	2524	1118	11	15	12	17	54	3	276	112	111	32	120	33	225	62	10	24	
MAY	2234	888	41	21	2990	1350	28	75	24	27	61	7	407	133	123	43	138	35	365	96	22	30	
JUNE	2403		47		3354		31		27		66		475		132		150		394		40		
JULY	2554		49		3624		37		31		73		493		140		159		405		50		
AUGUST	2750		55		3970		59		41		77		561		154		174		426		57		
SEPTEMBER	2924		58		4368		63		46		79		575		158		187		439		64		
OCTOBER	3103		62		4644		71		51		80		593		172		197		452		76		
NOVEMBER	3286		64		4895		131		55		164		607		177		203		465		85		
DECEMBER	3399		64		5045		132		56		164		618		182		207		470		90		
PERCENT CHANGE	60		49		55		55		168		13		89		67		65		75		74		36
TOTAL																							
YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	PERCENT CHANGE										
1983	894	1793	3655	5395	6433	7119	7615	8324	8961	9501	10132	10427											
1984	358	895	1416	2103	2705								-58										

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 10
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED
URBAN ALBERTA

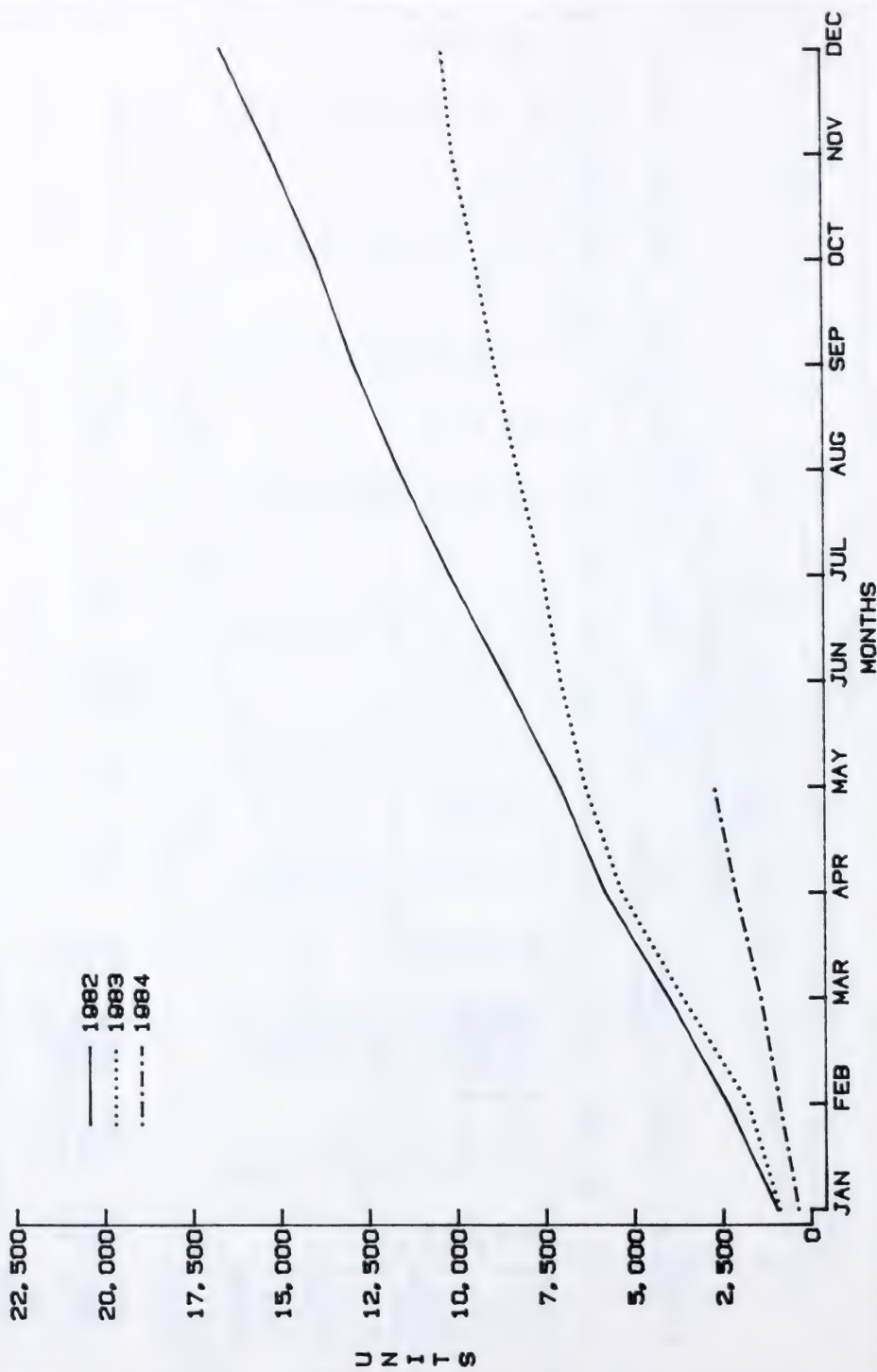


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1983-1984

	1983	1984	PERCENT CHANGE
JANUARY	894	358	-60
FEBRUARY	899	537	-40
MARCH	1862	521	-72
APRIL	1740	687	-61
MAY	1038	602	-42
JUNE	686		
JULY	496		
AUGUST	709		
SEPTEMBER	637		
OCTOBER	540		
NOVEMBER	631		
DECEMBER	295		
-----	-----	-----	-----
TOTAL	10427	2705	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 11
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
EDMONTON METRO

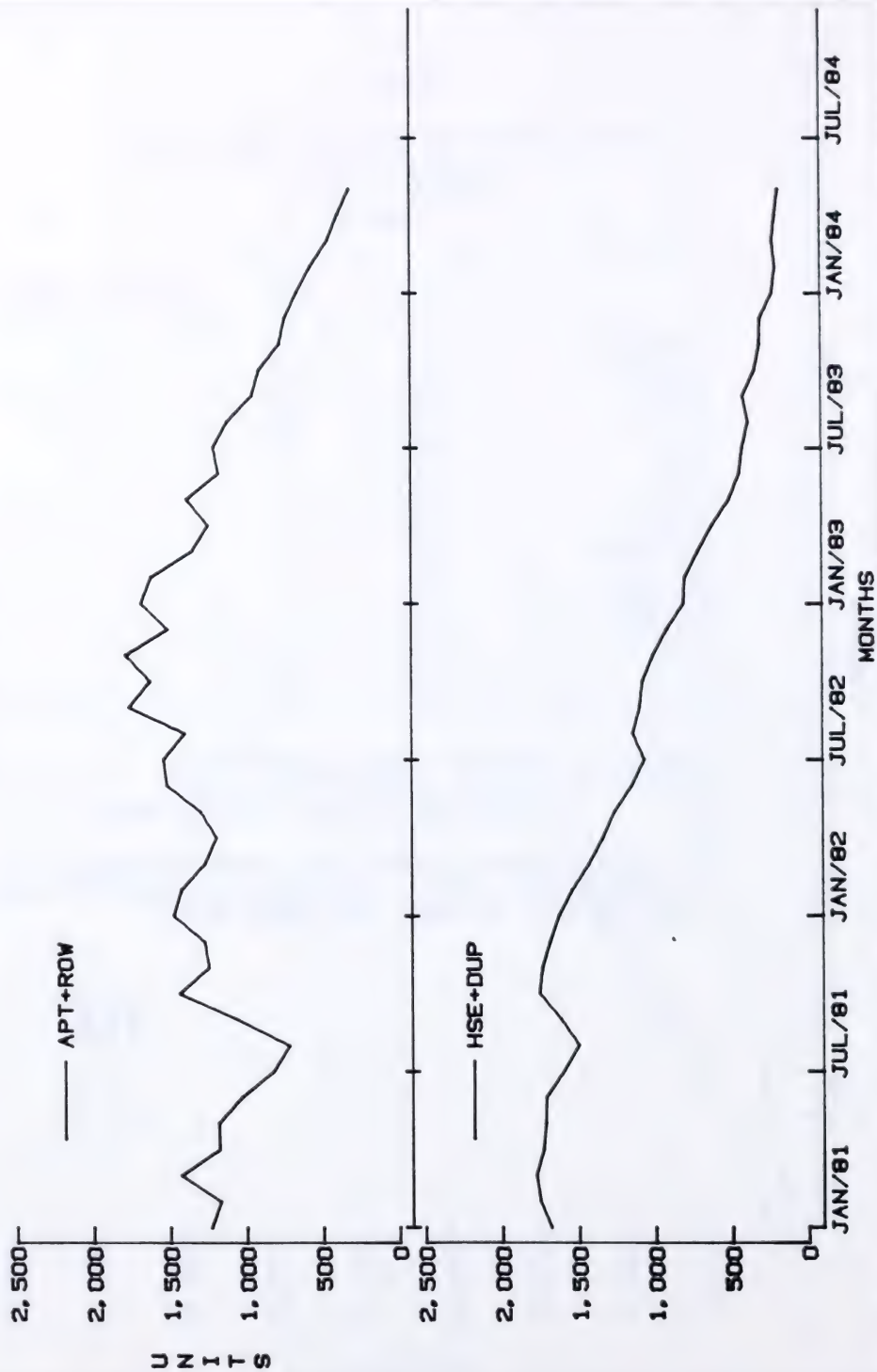


TABLE 14

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES	APARTMENTS AND ROWHOUSES*	TOTAL	COMPLETIONS	ABSORP. PERCENT

1983					
JANUARY	818	1681	2499	767	22
FEBRUARY	799	1616	2415	839	28
MARCH	714	1347	2061	346	25
APRIL	621	1242	1863	403	24
MAY	509	1381	1890	850	30
JUNE	442	1173	1615	652	36
JULY	421	1207	1628	943	36
AUGUST	382	1115	1497	652	34
SEPTEMBER	417	953	1370	1040	46
OCTOBER	338	905	1243	1173	51
NOVEMBER	304	772	1076	859	49
DECEMBER	301	736	1037	531	35

1984					
JANUARY	220	656	876	425	40
FEBRUARY	199	567	766	448	42
MARCH	218	456	674	216	31
APRIL	199	389	588	491	50
MAY	177	313	490	328	47
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

*UNITS COMPLETED AND UNOCCUPIED FOR 36 MONTHS OR LESS

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
 ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
 PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
CALGARY

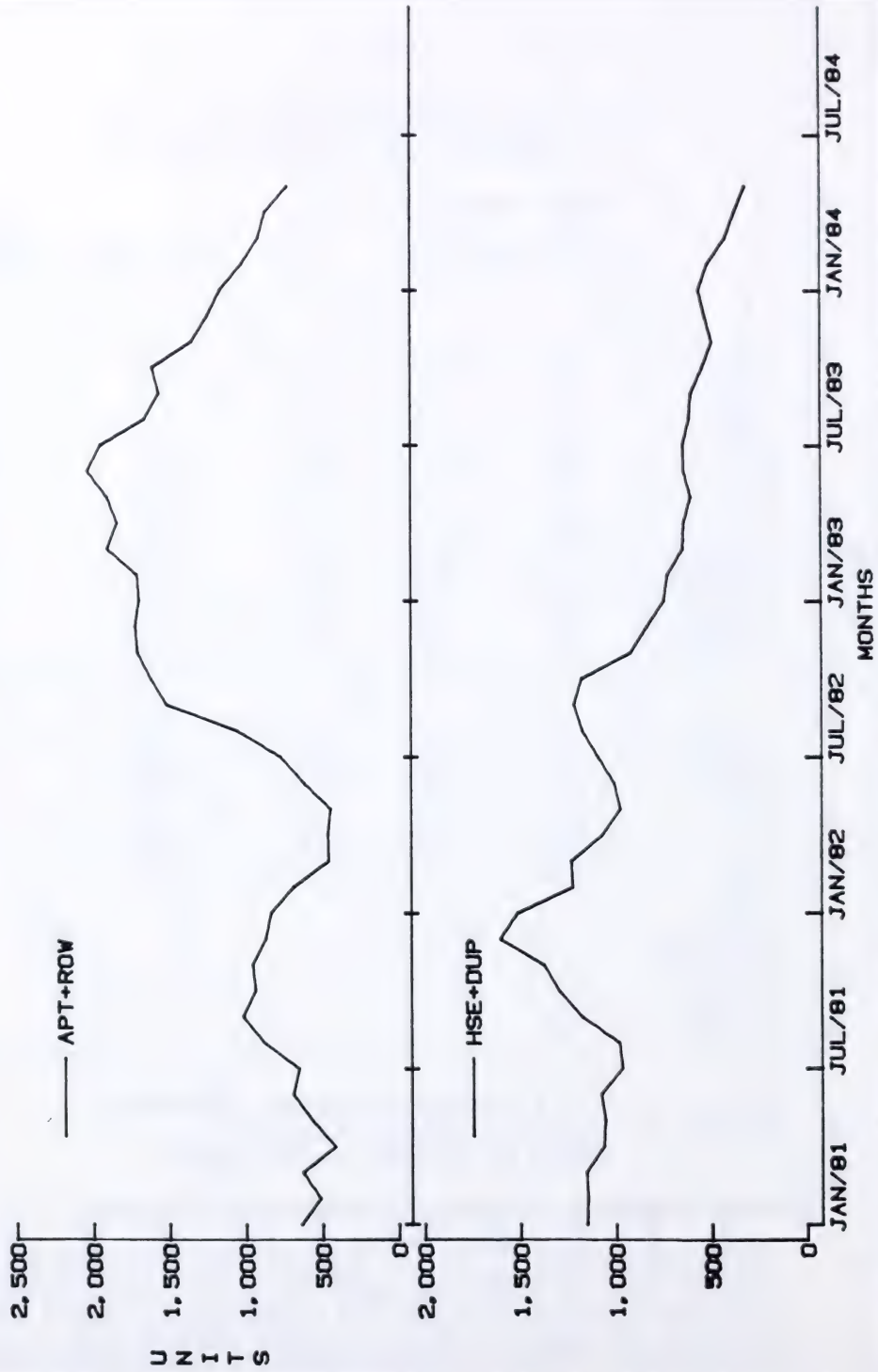


TABLE 15

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES	APARTMENTS AND ROWHOUSES*	TOTAL	COMPLETIONS	ABSORP. PERCENT

1983					
JANUARY	745	1695	2440	878	29
FEBRUARY	726	1709	2435	982	29
MARCH	646	1903	2549	1103	28
APRIL	640	1838	2478	574	21
MAY	604	1905	2509	894	26
JUNE	640	2033	2673	1155	27
JULY	644	1947	2591	636	22
AUGUST	612	1659	2271	302	22
SEPTEMBER	601	1563	2164	594	24
OCTOBER	541	1608	2149	698	25
NOVEMBER	491	1349	1840	743	36
DECEMBER	528	1245	1773	418	21

1984					
JANUARY	560	1161	1721	184	12
FEBRUARY	513	1020	1533	217	21
MARCH	420	911	1331	441	33
APRIL	371	866	1237	119	15
MAY	316	720	1036	280	32
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

*UNITS COMPLETED AND UNOCCUPIED FOR 36 MONTHS OR LESS

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
 ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
 PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13
LISTINGS AND SALES
EDMONTON METRO

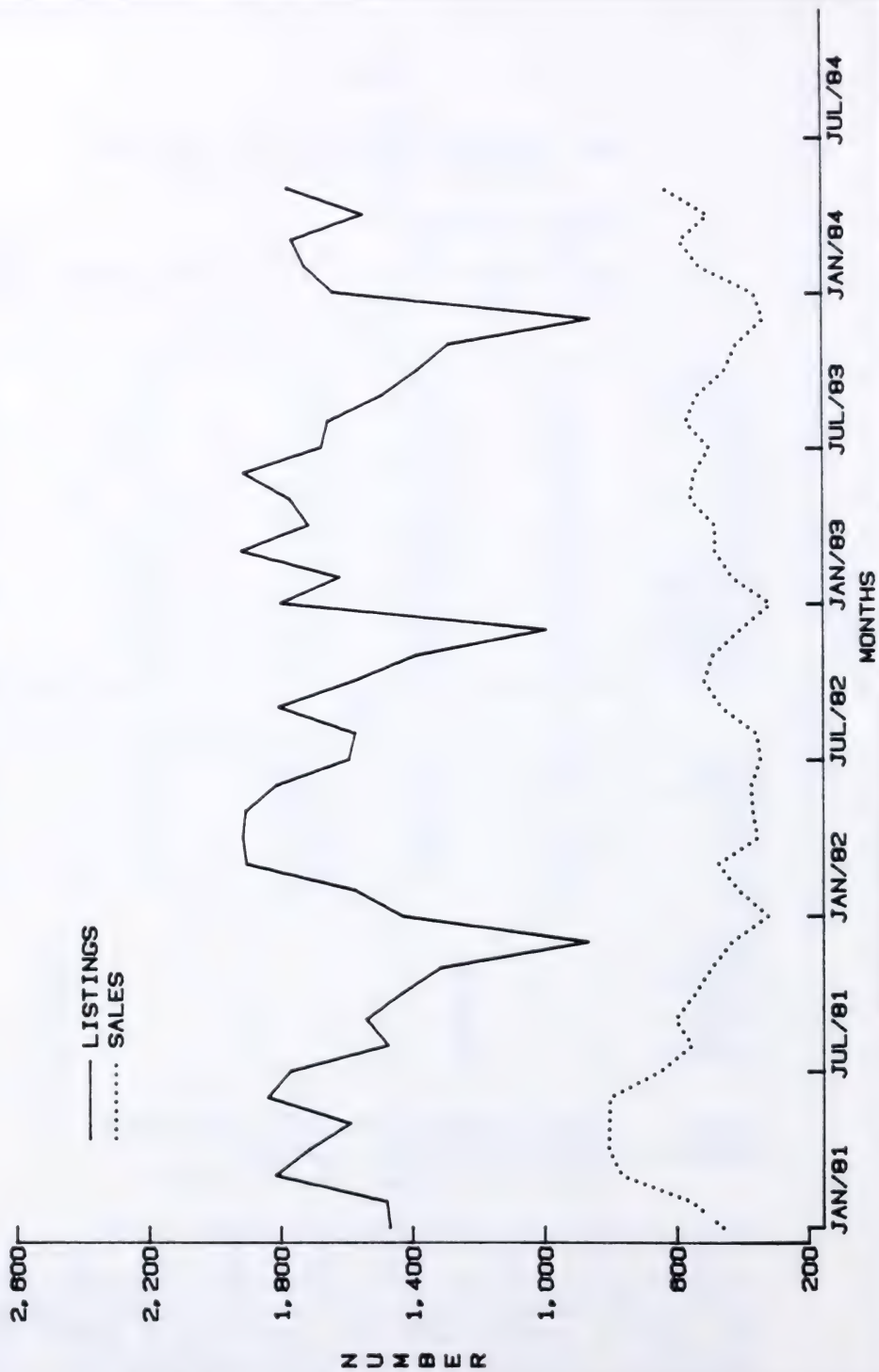


TABLE 16

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1983				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1796	313	.17	84785
FEBRUARY	1618	428	.26	87289
MARCH	1915	481	.25	89200
APRIL	1712	480	.28	87596
MAY	1769	555	.31	88756
JUNE	1909	545	.29	84974
JULY	1672	498	.30	84242
AUGUST	1653	569	.34	85846
SEPTEMBER	1490	536	.36	84494
OCTOBER	1380	451	.33	83161
NOVEMBER	1286	416	.32	85092
DECEMBER	856	333	.39	80332
1984				
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
MARCH	1763	586	.33	80798
APRIL	1546	499	.32	81237
MAY	1775	630	.35	77713
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 14
LISTINGS AND SALES
CALGARY

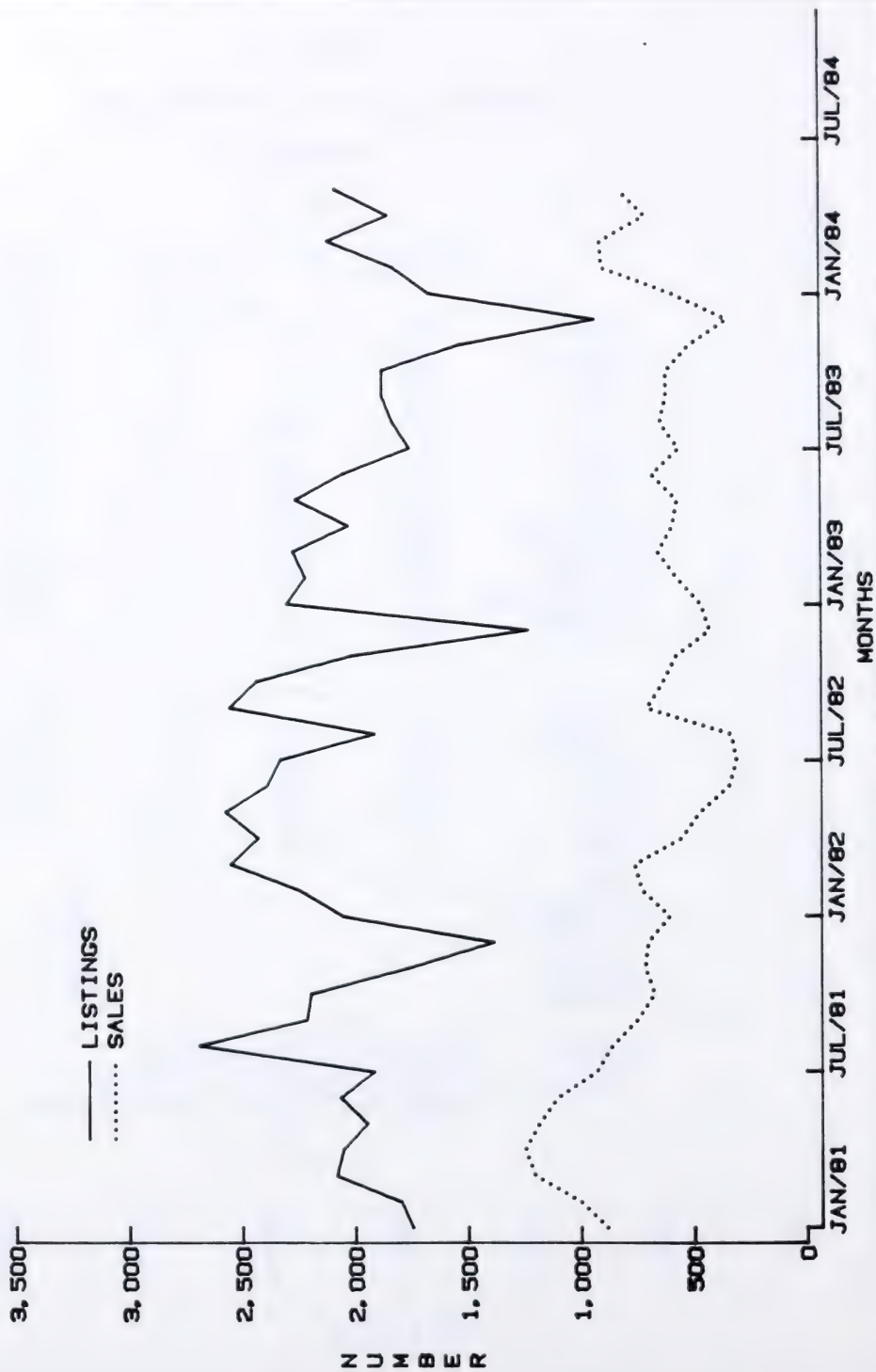


TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1983				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2296	464	.20	105813
FEBRUARY	2214	569	.26	104472
MARCH	2269	653	.29	103338
APRIL	2023	589	.29	102377
MAY	2265	568	.25	100747
JUNE	2047	679	.33	102488
JULY	1752	560	.32	100106
AUGUST	1827	642	.35	98660
SEPTEMBER	1873	615	.33	96176
OCTOBER	1635	499	.31	96613
NOVEMBER	1532	513	.33	91213
DECEMBER	931	345	.37	88566
1984				
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 15
AVERAGE SALE PRICES
CALGARY AND EDMONTON

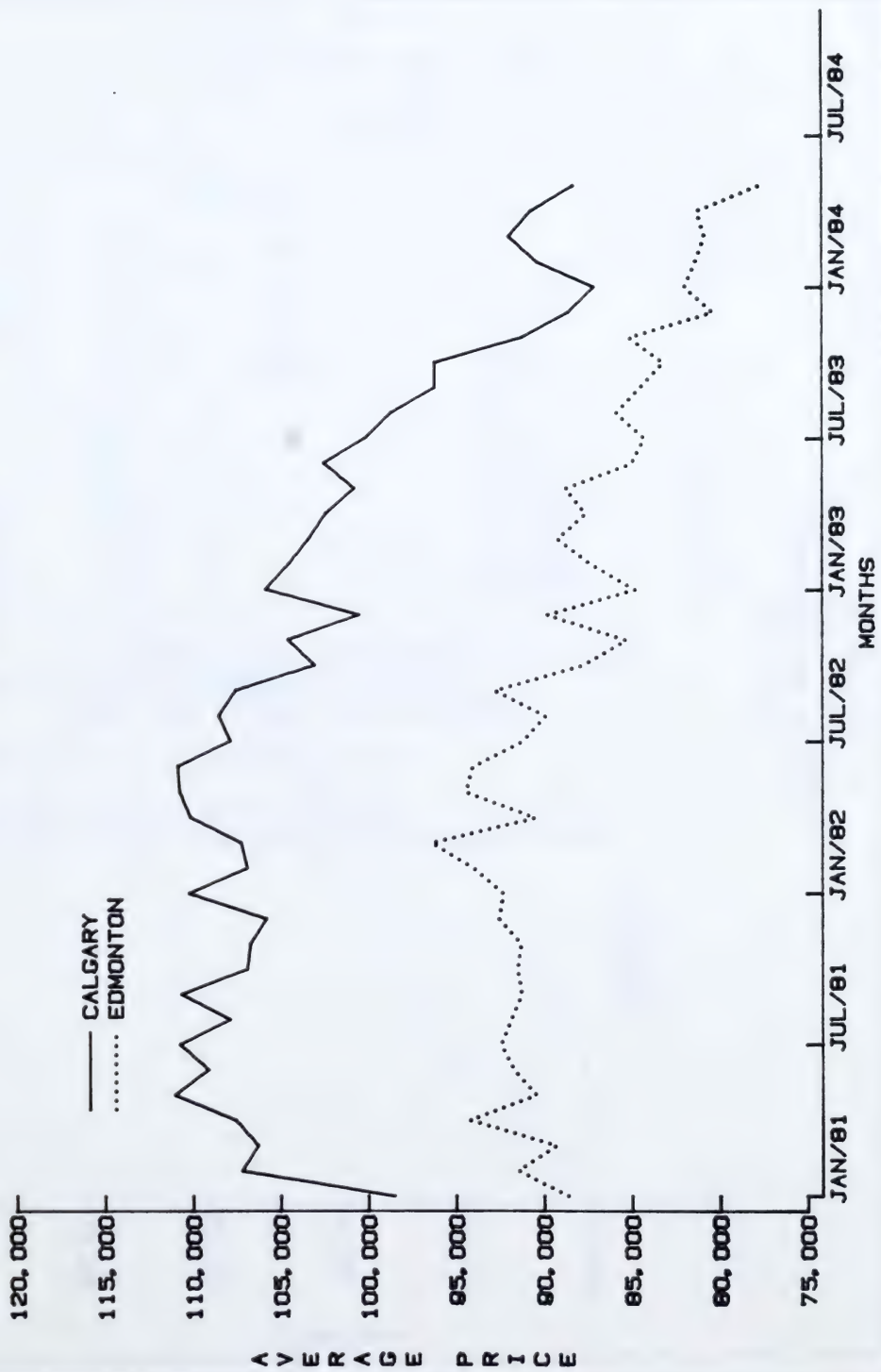


FIGURE 10
NEW HOUSING PRICE INDEXES
CALGARY AND EDMONTON
(1981=100)

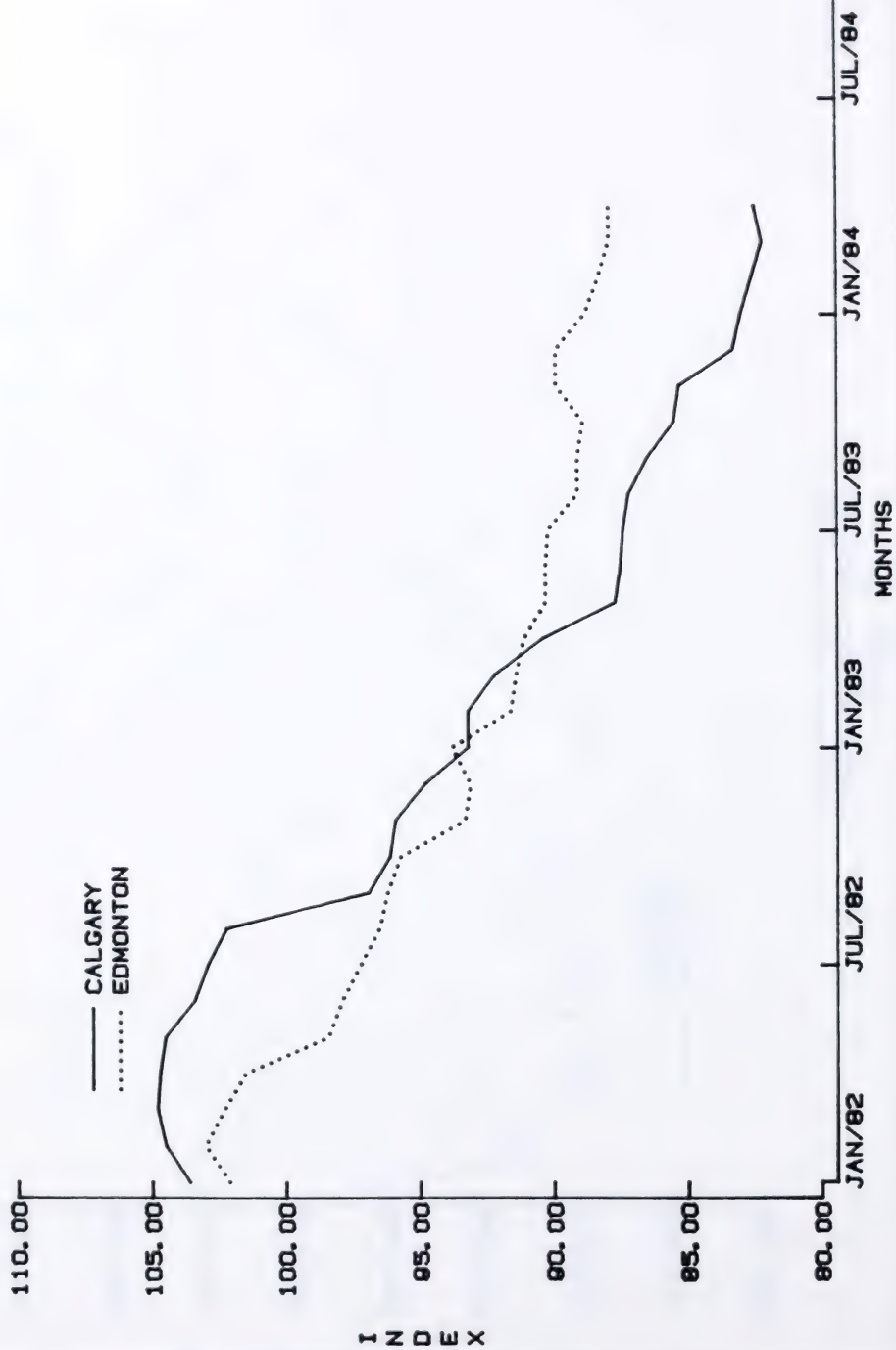


TABLE 18
NEW HOUSING PRICE INDICES*

1981=100

CALGARY**			EDMONTON***		
	1983	1984		1983	1984
JANUARY	93.2	83.0	JANUARY	93.8	88.8
FEBRUARY	93.2	82.6	FEBRUARY	91.6	88.3
MARCH	92.2	82.2	MARCH	91.4	87.9
APRIL	90.4	82.5	APRIL	91.1	87.9
MAY	87.7		MAY	90.3	
JUNE	87.5		JUNE	90.3	
JULY	87.4		JULY	90.2	
AUGUST	87.2		AUGUST	89.1	
SEPTEMBER	86.5		SEPTEMBER	89.1	
OCTOBER	85.5		OCTOBER	88.9	
NOVEMBER	85.3		NOVEMBER	89.9	
DECEMBER	83.3		DECEMBER	89.9	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

DE 1-16/17

AUG 11 1984

RESIDENTIAL CONSTRUCTION IN ALBERTA

JUNE 1984

Alberta
DEPARTMENT OF HOUSING

ISSN 0823-3047

TABLE OF CONTENTS

	Page
A. <u>Highlights</u>	1
B. <u>Residential Construction Starts</u>	
Table 1: Housing Starts by Type and Towns	5
Table 2: January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	7
Table 3: Total Housing Starts by Month: 1983 - 1984	9
Table 4: Total Single and Multiple Housing Starts by Month: 1983 - 1984	12
Table 5: Total Single and Multiple Housing Starts in Calgary and Edmonton by Month: 1983 - 1984	13
Table 6: Quarterly Housing Starts in Alberta (All Areas)	15
Table 7: Housing Completions by Type and Towns	16
Table 8: Housing Under-Construction by Type and Towns	17
Table 9: Starts, Completions and Under-Construction - Calgary	19
Table 10: Starts, Completions and Under-Construction - Edmonton	21
* * * *	
Figure 1: Cumulative Housing Starts - Calgary and Edmonton	6
Figure 2: Total Number of Housing Starts	8
Figure 3: Multiples as a Percentage of Total Starts - Urban Alberta	10
Figure 4: Multiples as a Percentage of Total Starts - Calgary and Edmonton	12
Figure 5: Cumulative Quarterly Housing Starts - Urban Areas	14
Figure 6: Starts, Completions and Under-Construction - Calgary	18
Figure 7: Starts, Completions and Under-Construction - Edmonton	20
C. <u>Residential Building Permits</u>	
Table 11: Building Permits by Type and Towns	23
Table 12: January to Date Building Permits by Type and Towns, Compared With Same Period in the Previous Year	25
Table 13: Total Building Permits by Month: 1983 - 1984	27
* * * *	
Figure 8: Total Number of Building Permits Issued Each Month - Urban Alberta	22
Figure 9: Cumulative Building Permits - Calgary and Edmonton	24
Figure 10: Cumulative Building Permits - Urban Alberta	26

D. Newly Completed and Unoccupied Dwellings

Table 14:	Newly Completed and Unoccupied Dwellings by Month - Edmonton	29
Table 15:	Newly Completed and Unoccupied Dwellings by Month - Calgary	31

* * * *

Figure 11:	Newly Completed and Unoccupied Dwellings - Edmonton	29
Figure 12:	Newly Completed and Unoccupied Dwellings - Calgary	30

E. Multiple Listings Service (M.L.S.)

Table 16:	Residential Listings, Sales and Price by Month - Edmonton (1983 - 1984)	33
Table 17:	Residential Listings, Sales and Price by Month - Calgary (1983 - 1984)	35

* * * *

Figure 13:	Listings and Sales - Edmonton	32
Figure 14:	Listings and Sales - Calgary	34
Figure 15:	Average Sales Prices - Calgary and Edmonton	36

F. New Housing Price Indexes

Table 18:	New Housing Price Indexes in Calgary and Edmonton by Month: 1981 - 1982	38
-----------	--	----

* * * *

Figure 16:	New Housing Price Indexes in Calgary and Edmonton	37
------------	---	----

JUNE, 1984

A. RESIDENTIAL CONSTRUCTION STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION

1. ALBERTA:

- IN THE FIRST QUARTER, HOUSING STARTS IN ALBERTA DECREASED BY 62% FROM 4,101 IN 1983 TO 1,548 IN 1984.

2. URBAN ALBERTA:

- TOTAL RESIDENTIAL CONSTRUCTION STARTS IN URBAN ALBERTA AMOUNTED TO 574 UNITS IN JUNE, 1984, A DECREASE OF 68% OVER THE SAME MONTH LAST YEAR.
- IN THE PERIOD JANUARY TO JUNE, 2,782 WERE STARTED. THIS IS A DECREASE OF 69% FROM THE 8,950 UNITS THAT WERE STARTED IN THE SAME PERIOD LAST YEAR.
- THE TOTAL OF 574 UNITS STARTED ARE COMPRISED OF 539 SINGLES AND 35 MULTIPLES. MULTIPLES REPRESENT 6% OF THE TOTAL STARTS.
- TOTAL STARTS INCREASED OVER LAST MONTH IN RED DEER (10%), GRANDE PRAIRIE (129%), LEDUC (300%) AND CAMROSE (600%). IN ALL OTHER CITIES, STARTS DROPPED.

3. CALGARY:

- IN CALGARY A TOTAL OF 202 UNITS WERE STARTED. THIS IS A DECREASE OF 34% FROM LAST MONTH'S TOTAL OF 306.

- THE TOTAL OF 202 STARTS IS MADE UP OF 202 SINGLES AND 0 MULTIPLES. MULTIPLES REPRESENT 0% OF THE TOTAL UNITS IN CALGARY THIS MONTH.
- COMPARED TO LAST MONTH, THE SINGLES TOTAL OF 202 HAS DECREASED (33%) AND THE MULTIPLES TOTAL OF 0 HAS ALSO DECREASED (N/A).
- THERE WERE ALSO 218 UNITS COMPLETED (A DECREASE OF 22% OVER LAST MONTH) AND 1,717 UNITS UNDER-CONSTRUCTION (A DECREASE OF 1% OVER LAST MONTH).

4. EDMONTON:

- IN EDMONTON A TOTAL OF 268 UNITS WERE STARTED. THIS IS A DECREASE OF 4% FROM LAST MONTH'S TOTAL OF 279.
- THE TOTAL OF 268 IS MADE UP OF 264 SINGLES AND 4 MULTIPLES. MULTIPLES REPRESENT 2% OF THE TOTAL UNITS IN EDMONTON THIS MONTH.
- COMPARED TO LAST MONTH, THE SINGLES TOTAL OF 264 HAS INCREASED (8%) AND THE MULTIPLES TOTAL OF 4 HAS DECREASED (88%).
- THERE WERE ALSO 396 UNITS COMPLETED (AN INCREASE OF 21% OVER LAST MONTH) AND 2,099 UNITS UNDER-CONSTRUCTION (A DECREASE OF 6% OVER LAST MONTH).

B. RESIDENTIAL BUILDING PERMITS ISSUED

- A TOTAL OF 624 BUILDING PERMITS WERE ISSUED IN JUNE, 1984. THIS IS A DECREASE OF 9% OVER THE SAME MONTH LAST YEAR.
- IN THE PERIOD JANUARY TO JUNE, 3,329 PERMITS WERE ISSUED, A DECREASE OF 53% FROM THE 7,119 THAT WERE ISSUED OVER THE SAME TIME PERIOD LAST YEAR.
- THERE WAS AN INCREASE IN THE NUMBER OF BUILDING PERMITS ISSUED IN EDMONTON (26%), LETHBRIDGE (33%), GRANDE PRAIRIE (60%), MEDICINE HAT (250%) AND LLOYDMINSTER (345%). IN ALL OTHER CITIES, BUILDING PERMITS DROPPED.

C. NEWLY COMPLETED AND UNOCCUPIED DWELLINGS

1. EDMONTON:

- A TOTAL OF 475 NEWLY COMPLETED AND UNOCCUPIED DWELLINGS, (143 HOUSES AND DUPLEXES AND 332 APARTMENTS AND ROWHOUSES) WERE AVAILABLE IN JUNE.
- NEWLY COMPLETED AND UNOCCUPIED DWELLINGS DECREASED BY 3% OVER LAST MONTH.
- 46% OF THE NEWLY COMPLETED DWELLINGS WERE ABSORBED INTO THE MARKET COMPARED TO THE 47% ABSORPTION RATE OF LAST MONTH.

2. CALGARY:

- A TOTAL OF 950 NEWLY COMPLETED AND UNOCCUPIED DWELLINGS (323 HOUSES AND DUPLEXES AND 627 APARTMENTS AND ROWHOUSES) WERE AVAILABLE.
- NEWLY COMPLETED AND UNOCCUPIED DWELLINGS DECREASED BY 8% OVER LAST MONTH.
- THE ABSORPTION RATE DROPPED TO 24% FROM THE 32% LAST MONTH.

D. RESIDENTIAL LISTINGS, SALES AND PRICE

1. EDMONTON:

- 541, OR 34%, OF THE 1,583 PROPERTIES LISTED FOR SALE WERE SOLD AT AN AVERAGE SELLING PRICE OF \$82,281.
- LISTINGS DECREASED BY 11%, SALES DECREASED BY 14%, HOWEVER THE SELLING PRICE HAS INCREASED BY 6% OVER LAST MONTH.

2. CALGARY:

- 700 OR 36%, OF THE 1,950 PROPERTIES LISTED FOR SALE WERE SOLD AT AN AVERAGE SELLING PRICE OF \$94,930.
- LISTINGS DECREASED BY 6%, SALES DECREASED BY 15%, HOWEVER, THE SELLING PRICE HAS INCREASED BY 8% OVER LAST MONTH.

E. NEW HOUSING PRICE INDEXES

1. CALGARY:

- IN MAY, 1984, THE INDEX INCREASED TO 82.7, A DECREASE OF 6% OVER THE SAME PERIOD LAST YEAR.

2. EDMONTON:

- IN MAY, 1984, THE INDEX DECREASED TO 86.1, A DROP OF 5% OVER THE SAME MONTH LAST YEAR.

TABLE 1

JUN-84

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	202	0	0	0	202	-71
CANROSE	2	0	0	12	14	-18
EDMONTON M.A.	264	4	0	0	268	-67
FORT McMURRAY	0	0	0	0	0	-100
GRANDE PRAIRIE	14	2	0	0	16	*
LEDUC	4	0	0	0	4	-84
LETHBRIDGE	15	2	0	5	22	-63
LLOYDMINSTER(ALTA. PART)	9	0	0	0	9	13
MEDICINE HAT	2	0	0	0	2	-92
RED DEER	23	0	10	0	33	-76
SPRUCE GROVE	4	0	0	0	4	-67
TOTAL	539	8	10	17	574	-68

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 1
CUMULATIVE HOUSING STARTS
CALGARY AND EDMONTON

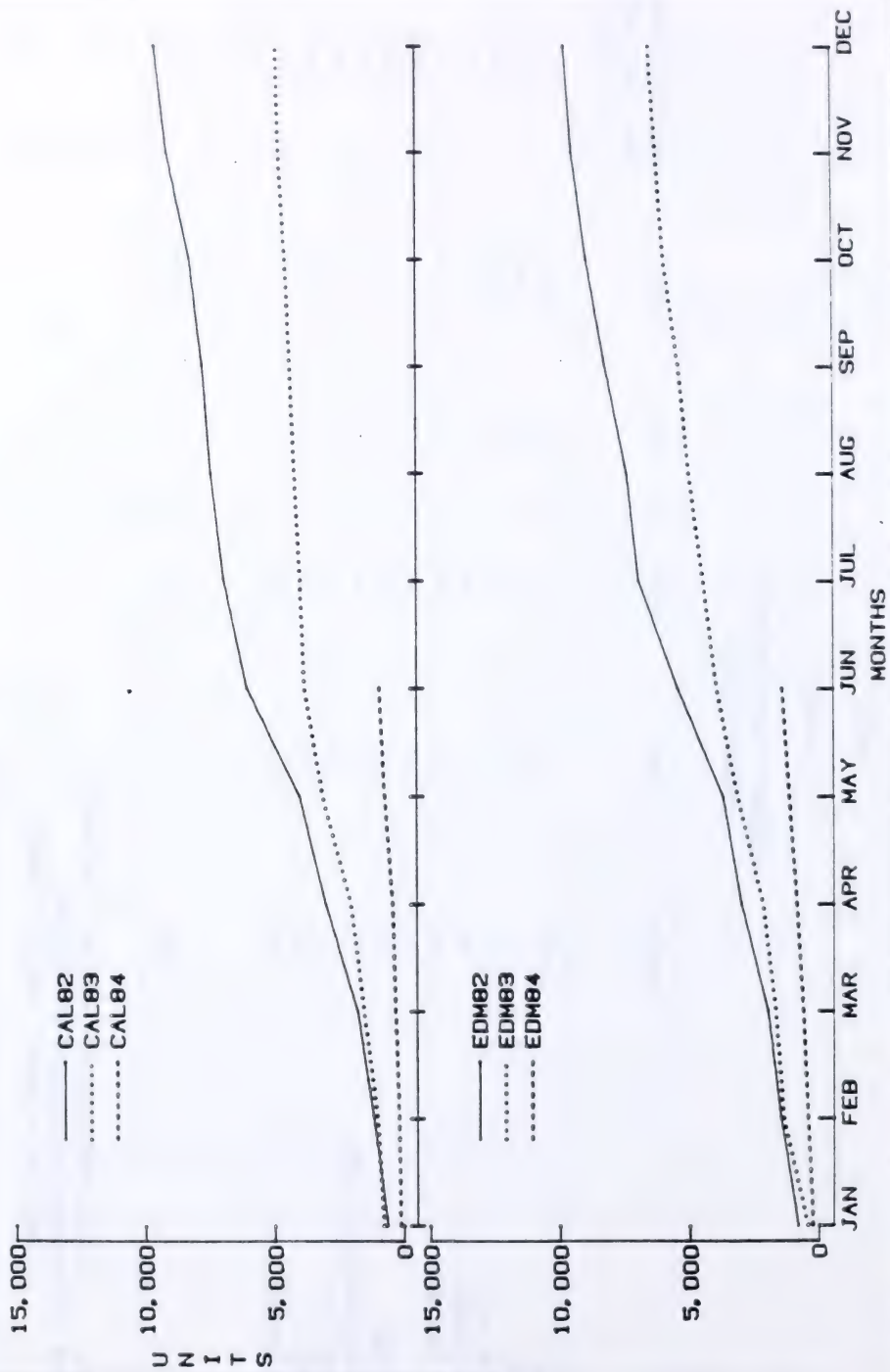


TABLE 2

JUN-84

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMIS		ROW		APT	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1983	1984	1983	1984	1983	1984	1983	1984	
CALGARY	2117	897	70	2	278	40	1348	0	3813 939
CAMROSE	30	7	0	0	0	0	12	12	19
EDMONTON M.A.	2169	1240	90	16	452	146	1226	0	3937 1402
FORT McMURRAY	60	25	0	0	0	0	0	0	25
GRANDE PRAIRIE	3	44	2	6	0	0	0	0	5
LEDUC	57	12	0	0	0	0	0	0	12
LETHBRIDGE	224	92	34	12	19	0	170	5	447 109
LLOYDMINSTER (ALTA. PART)	38	30	0	0	0	8	0	0	38
MEDICINE HAT	118	39	8	2	36	0	0	0	162 41
RED DEER	176	89	30	0	49	21	112	4	367 114
SPRUCE GROVE	22	33	0	0	0	0	0	0	22 33
TOTAL	5014	2508	234	38	834	215	2868	21	8950 2782
PERCENT CHANGE BY TYPE		50	84			74		99	69

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 2
TOTAL NUMBER OF STARTS EACH MONTH
URBAN ALBERTA

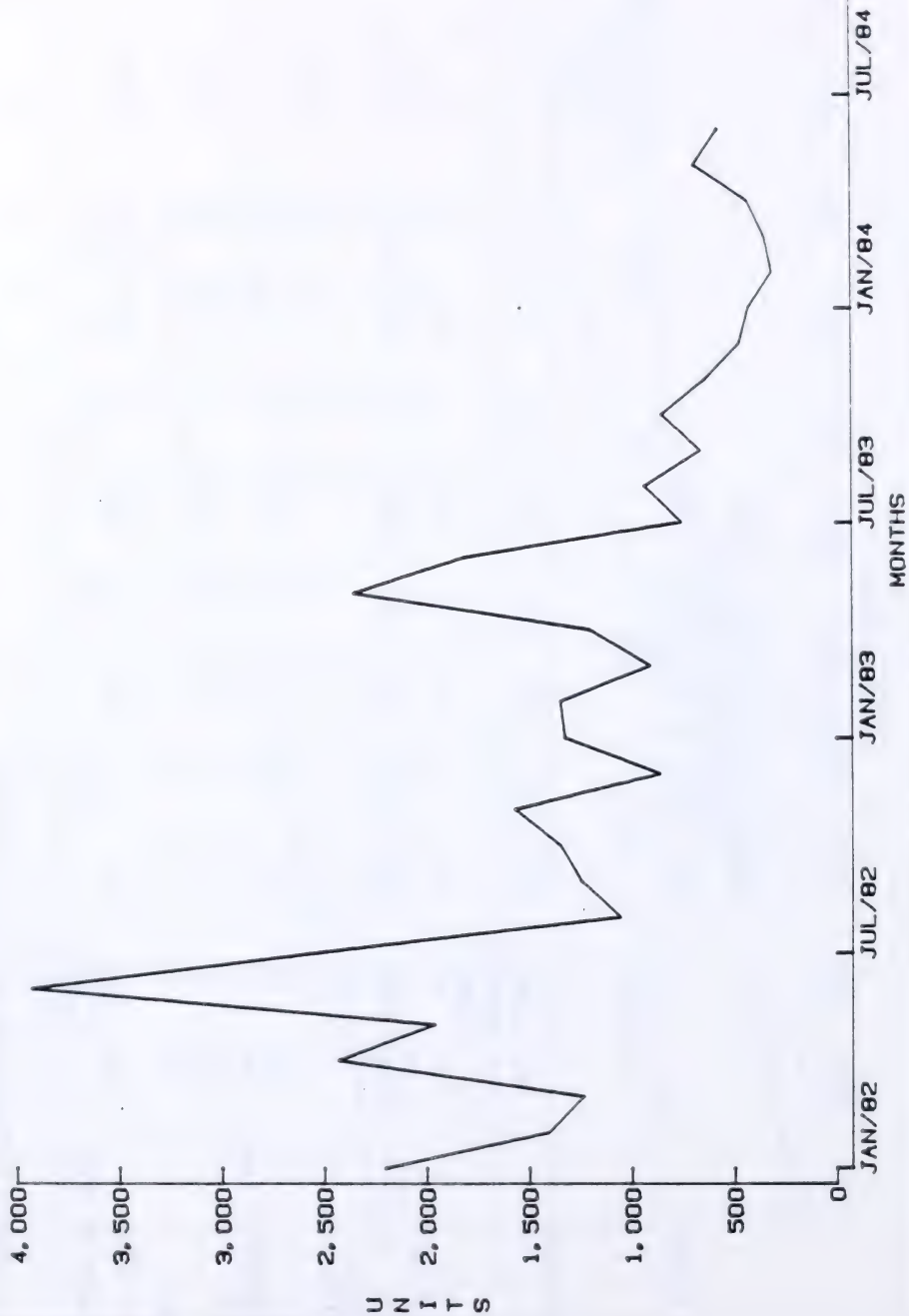


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1983-1984

	1983	1984	PERCENT CHANGE
JANUARY	1325	425	-68
FEBRUARY	1346	311	-77
MARCH	908	349	-62
APRIL	1205	432	-64
MAY	2351	691	-71
JUNE	1815	574	-68
JULY	755		
AUGUST	934		
SEPTEMBER	661		
OCTOBER	850		
NOVEMBER	636		
DECEMBER	470		
TOTAL	13256	2782	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
URBAN ALBERTA

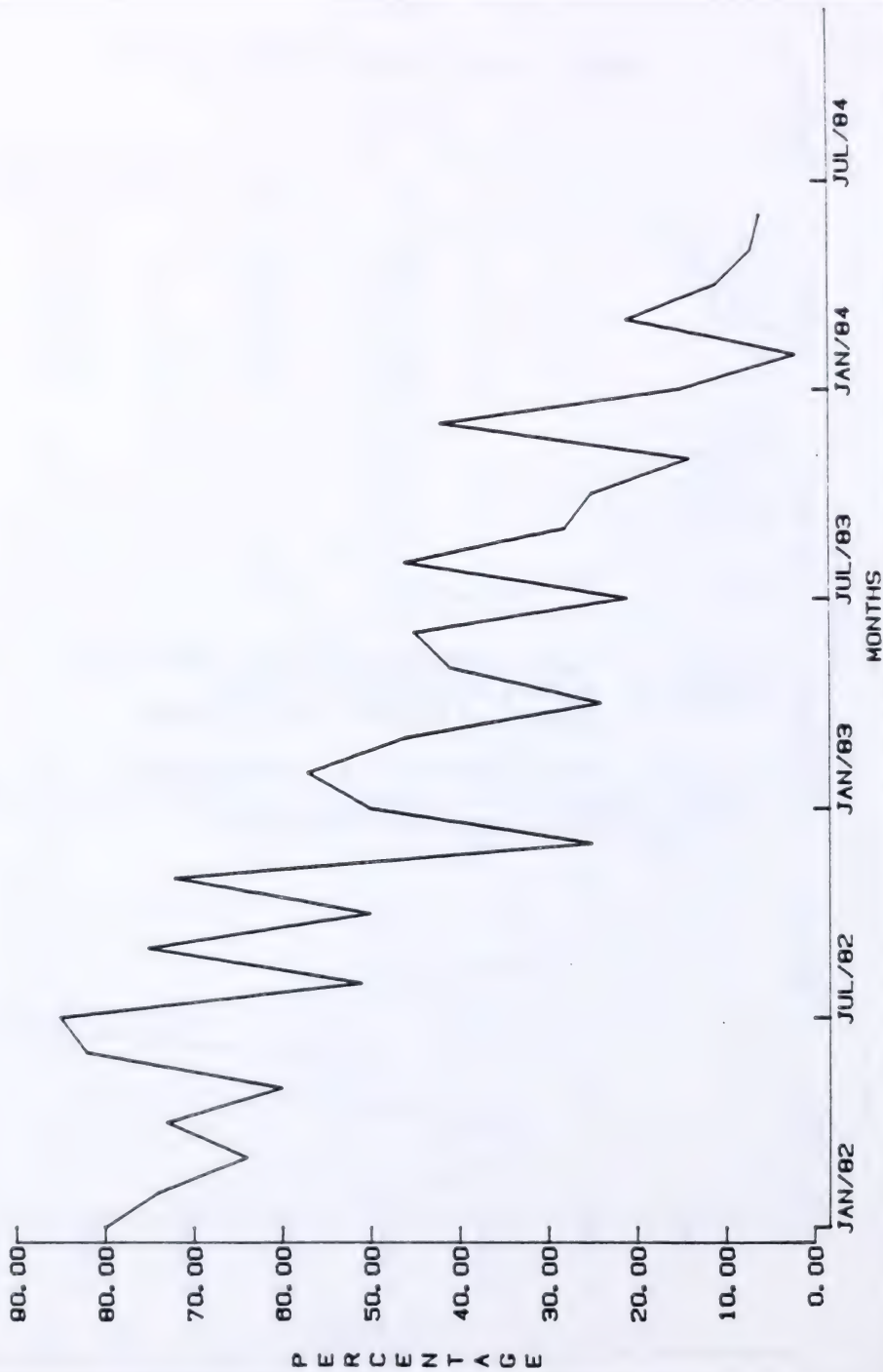


TABLE 4

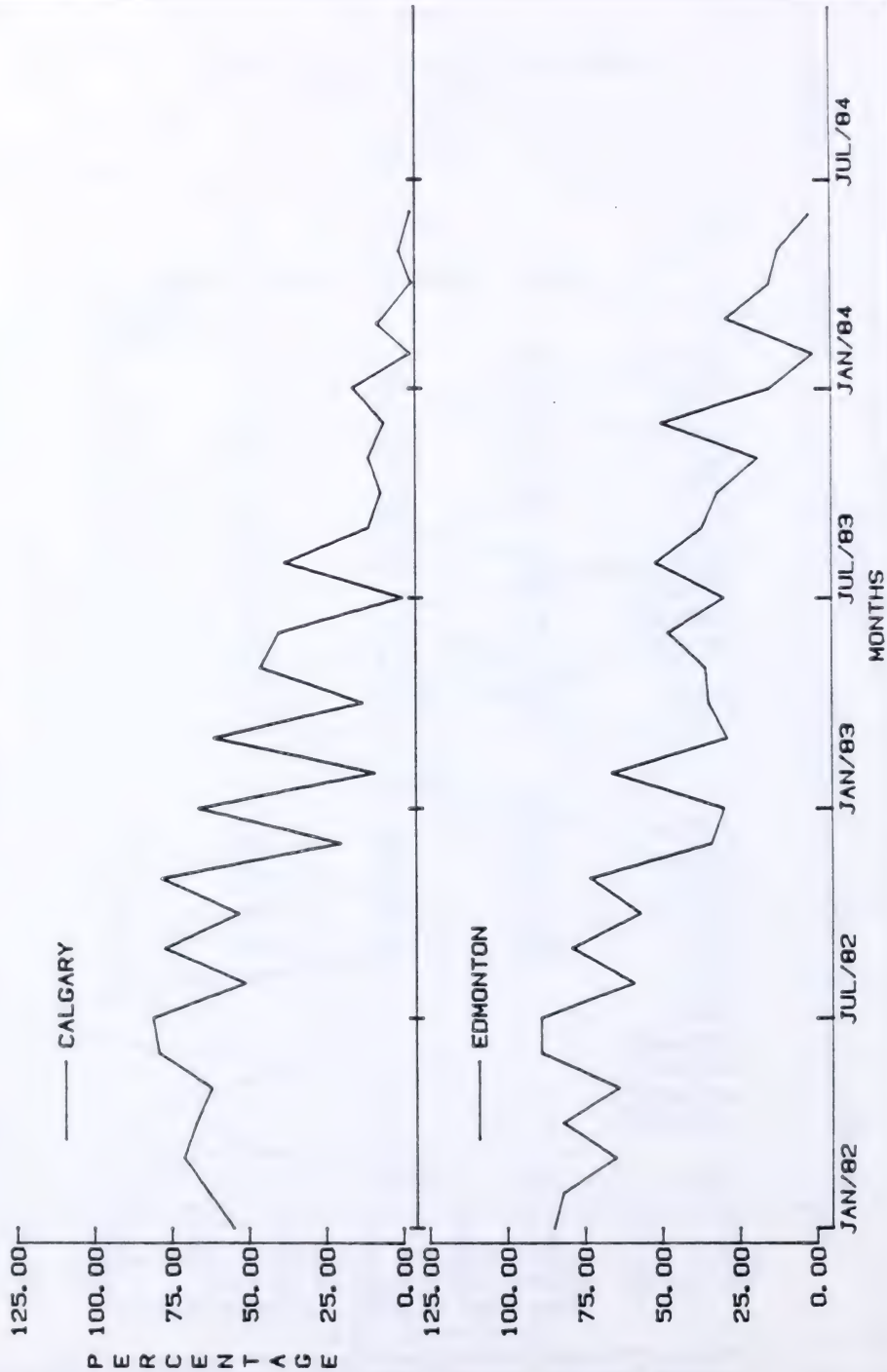
SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1983-1984				
1983				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	1325	658	667	50
FEBRUARY	1346	583	763	57
MARCH	908	489	419	46
APRIL	1205	916	289	24
MAY	2351	1377	974	41
JUNE	1815	991	824	45
JULY	755	595	160	21
AUGUST	934	506	428	46
SEPTEMBER	661	474	187	28
OCTOBER	850	641	209	25
NOVEMBER	636	544	92	14
DECEMBER	470	271	199	42
TOTAL	13256	8045	5211	39
1984				
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY	691	642	49	7
JUNE	574	539	35	6
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	2782	2508	274	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
 MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
EDMONTON AND CALGARY



SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1983						EDMONTON (METRO)					
CALGARY			MULTI AS A PERCENT OF TOTAL			TOTAL			MULTI SINGLES		
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL			TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		
JANUARY	787	271	516	66	JANUARY	432	303	129	30		
FEBRUARY	229	209	20	9	FEBRUARY	922	316	606	66		
MARCH	522	201	321	61	MARCH	315	223	92	29		
APRIL	500	435	65	13	APRIL	492	319	173	35		
MAY	1076	581	495	46	MAY	970	621	349	36		
JUNE	699	420	279	40	JUNE	806	387	419	52		
JULY	161	161	0	0	JULY	500	352	148	30		
AUGUST	208	129	79	38	AUGUST	536	258	278	52		
SEPTEMBER	176	156	20	11	SEPTEMBER	390	245	145	37		
OCTOBER	176	164	12	7	OCTOBER	559	380	179	32		
NOVEMBER	244	218	26	11	NOVEMBER	295	239	56	19		
DECEMBER	104	98	6	6	DECEMBER	236	118	118	50		
TOTAL	4882	3043	1839	38	TOTAL	6453	3761	2692	42		

1984						EDMONTON (METRO)					
CALGARY			MULTI AS A PERCENT OF TOTAL			TOTAL			MULTI SINGLES		
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL			TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		
JANUARY	142	119	23	16	JANUARY	220	188	32	15		
FEBRUARY	57	57	0	0	FEBRUARY	204	202	2	1		
MARCH	127	113	14	11	MARCH	173	122	51	29		
APRIL	105	105	0	0	APRIL	258	219	39	15		
MAY	306	301	5	2	MAY	279	245	34	12		
JUNE	202	202	0	0	JUNE	268	264	4	1		
JULY					JULY						
AUGUST					AUGUST						
SEPTEMBER					SEPTEMBER						
OCTOBER					OCTOBER						
NOVEMBER					NOVEMBER						
DECEMBER					DECEMBER						
TOTAL	939	897	42		TOTAL	1402	1240	162			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 5
CUMULATIVE QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

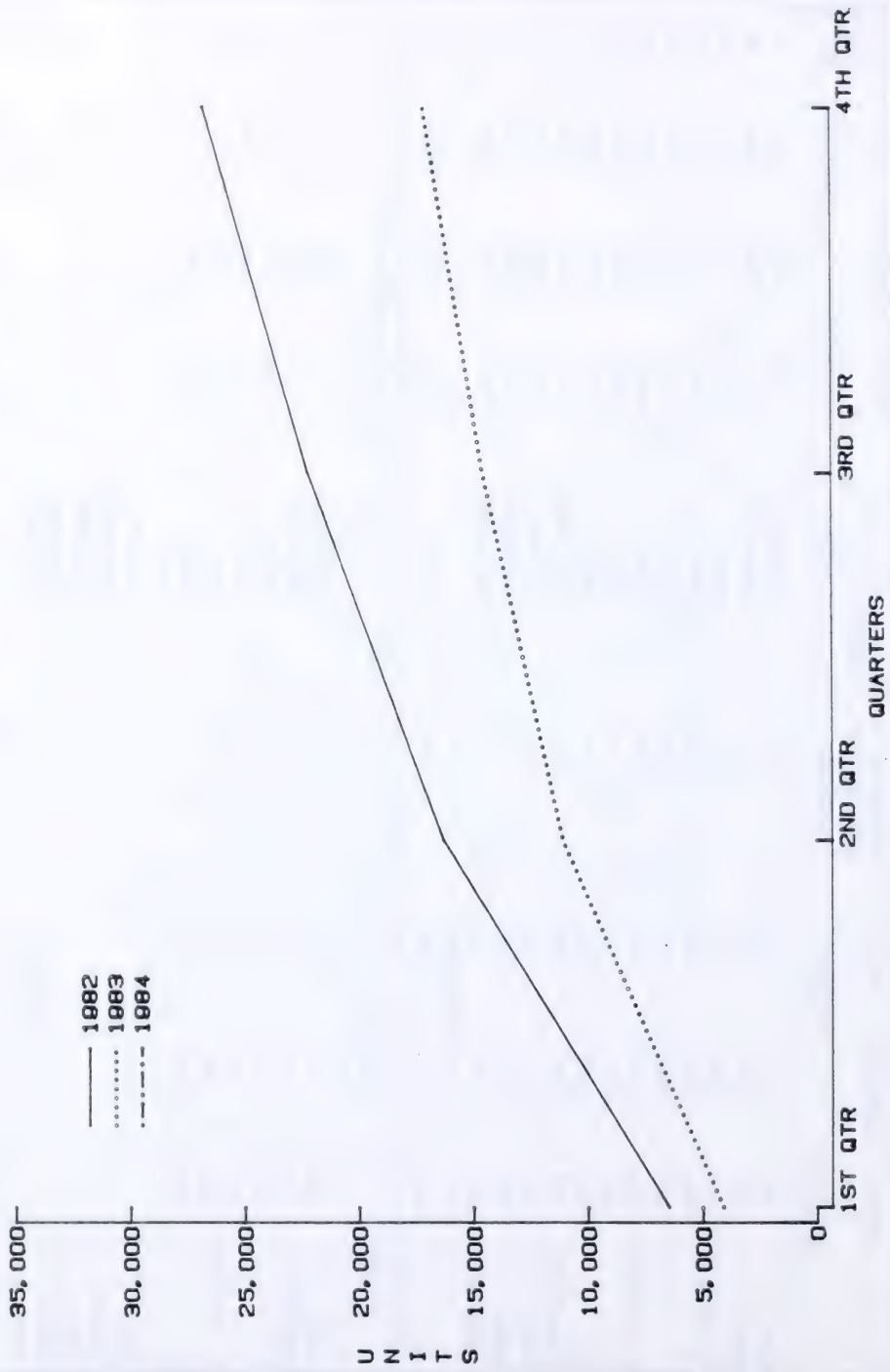


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1983 - 1984		
	1983	1984	PERCENT CHANGE
FIRST QUARTER	4101	1548	-62
SECOND QUARTER	6987		
THIRD QUARTER	3478		
FOURTH QUARTER	2568		
	----	----	----
TOTAL	17134	1548	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 7

JUN-84

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	168	0	50	0	218	-81
CAMROSE	1	0	0	0	1	*
EDMONTON M.A.	282	6	88	20	396	-39
FORT MCMURRAY	0	0	0	0	0	-100
GRANDE PRAIRIE	1	0	0	0	1	*
LEDUC	1	0	0	0	1	-83
LETHBRIDGE	38	2	0	0	40	38
LLOYDMINSTER(ALTA. PART)	3	0	0	0	3	50
MEDICINE HAT	9	0	36	0	45	96
RED DEER	11	0	11	0	22	-21
SPRUCE GROVE	5	0	0	0	5	25
TOTAL	519	8	185	20	732	-63

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

TABLE 8

JUN-84

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	848	56	114	699	1717	-68
CAMROSE	4	0	0	12	16	-83
EDMONTON M.A.	908	28	182	981	2099	-66
FORT MCMURRAY	12	0	0	0	12	-89
GRANDE PRAIRIE	30	6	0	0	36	620
LEDUC	6	0	0	73	79	58
LETHBRIDGE	96	8	0	35	139	-71
LLOYDMINSTER(ALTA. PART)	20	0	8	0	28	-70
MEDICINE HAT	34	0	0	0	34	-78
RED DEER	57	0	35	295	387	-28
SPRUCE GROVE	9	0	0	0	9	-50
TOTAL	2024	98	339	2095	4556	-65

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 6
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
CALGARY

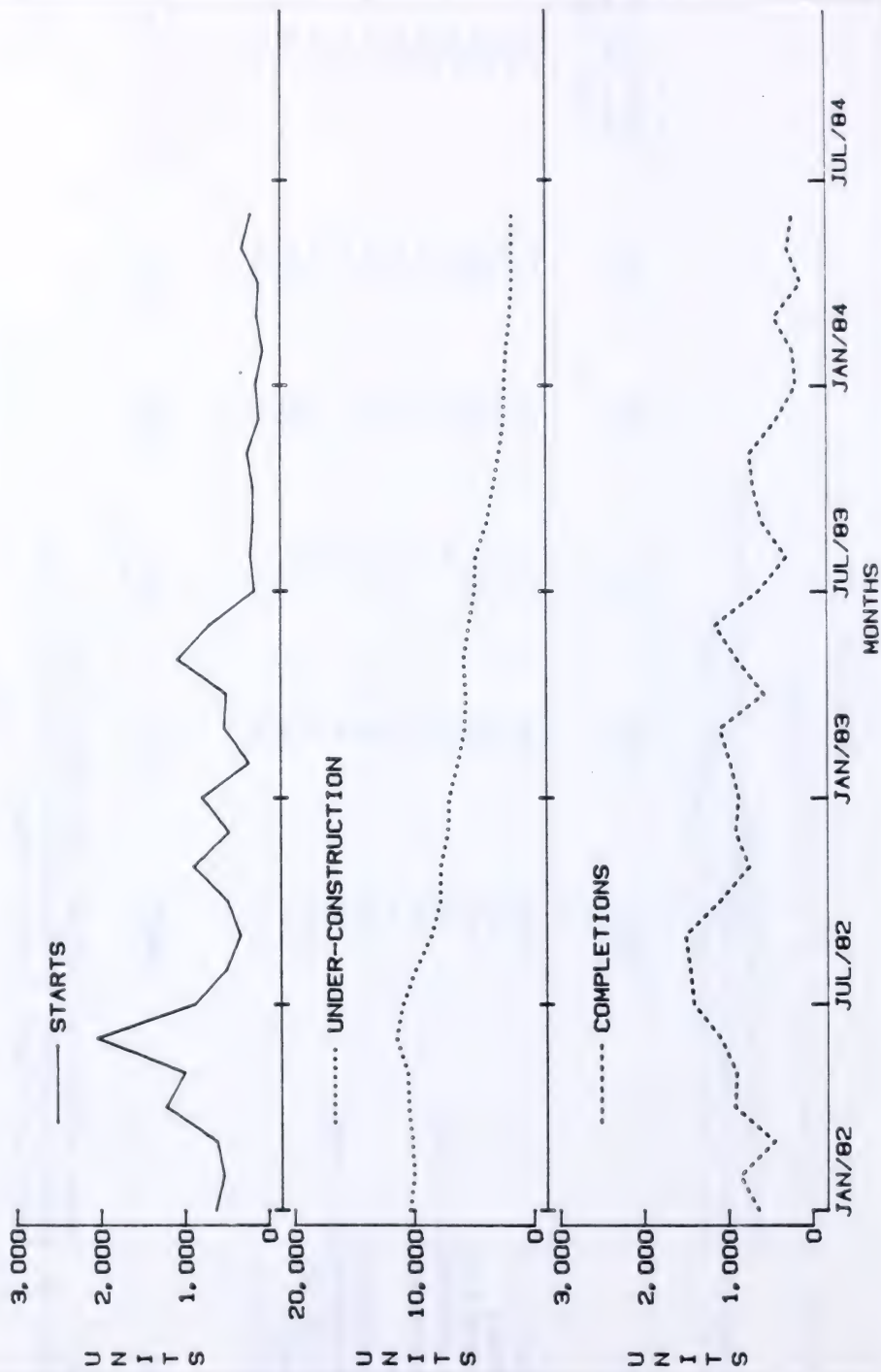


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1983			

	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	787	878	7061
FEBRUARY	229	982	6312
MARCH	522	1103	5731
APRIL	500	574	5657
MAY	1076	894	5838
JUNE	699	1155	5381
JULY	161	636	4903
AUGUST	208	302	4808
SEPTEMBER	176	594	3854
OCTOBER	176	698	3331
NOVEMBER	244	743	2840
DECEMBER	104	418	2428

1984			

JANUARY	142	184	2386
FEBRUARY	57	217	2226
MARCH	127	441	1910
APRIL	105	119	1710
MAY	306	280	1737
JUNE	202	218	1717
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 7
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
EDMONTON

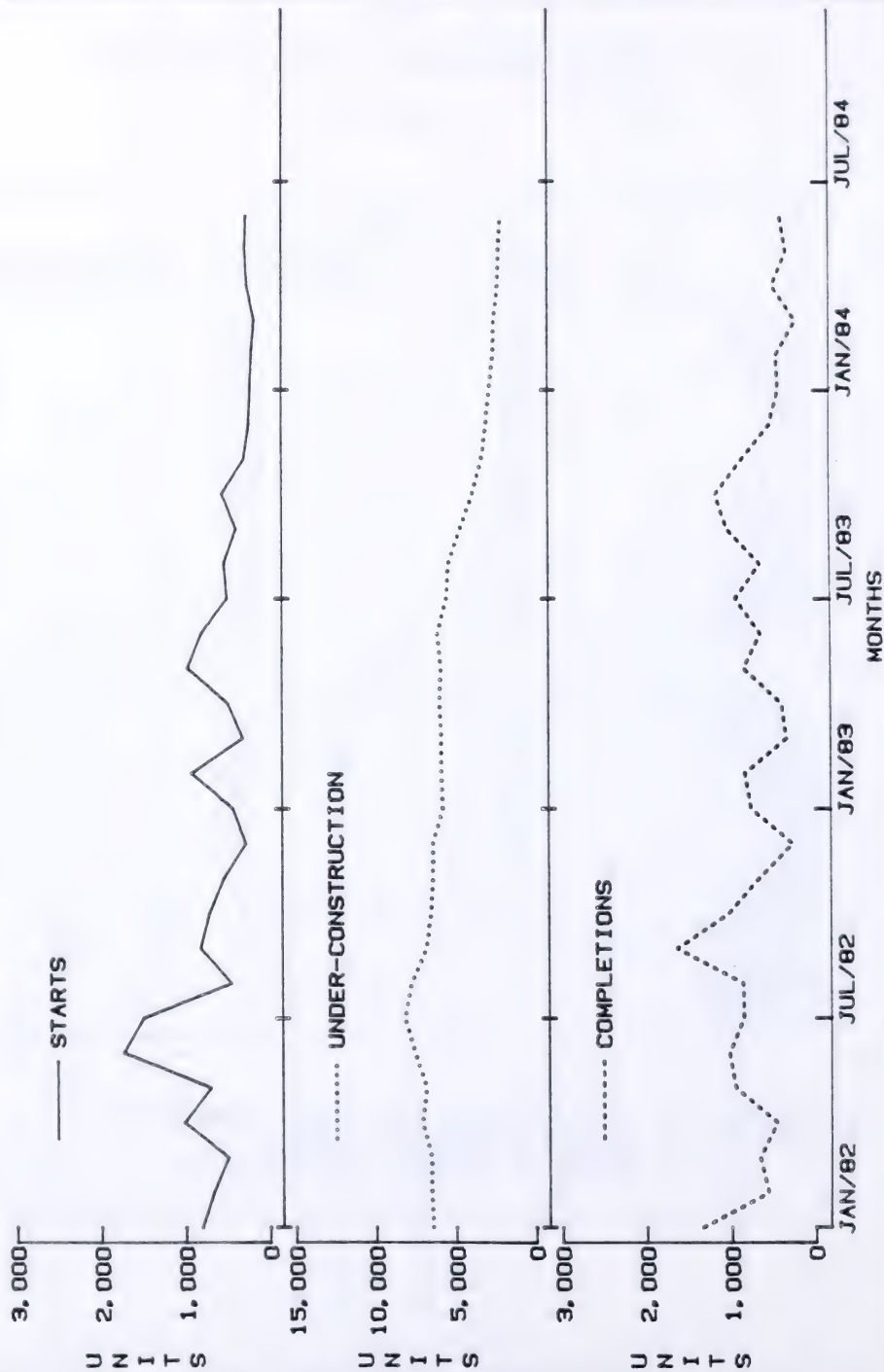


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1983			

	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	432	767	5805
FEBRUARY	922	839	5889
MARCH	315	346	5902
APRIL	492	403	5990
MAY	970	850	5905
JUNE	806	652	6120
JULY	500	943	5559
AUGUST	536	652	5422
SEPTEMBER	390	1040	4687
OCTOBER	559	1173	3926
NOVEMBER	295	859	3343
DECEMBER	236	531	3051

1984			

JANUARY	220	425	2845
FEBRUARY	204	448	2593
MARCH	173	216	2545
APRIL	258	491	2291
MAY	279	327	2237
JUNE	268	396	2099
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH
URBAN ALBERTA

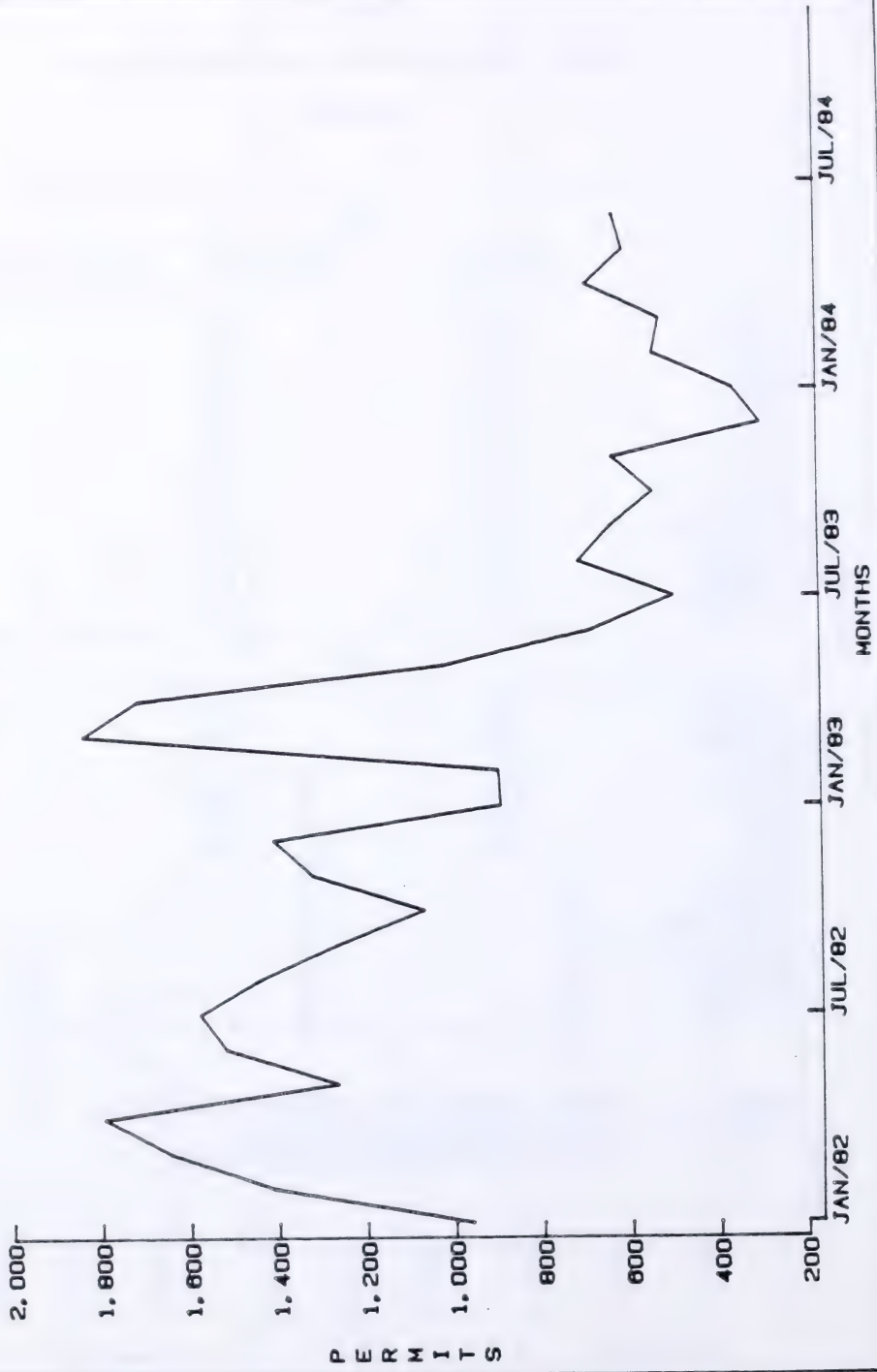


TABLE 11

JUN-84

RESIDENTIAL BUILDING PERMITS
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	197	2	0	0	199	18
CAMROSE	2	0	0	0	2	-67
EDMONTON M.A.	272	0	0	20	292	-20
FORT MCMURRAY	17	0	0	0	17	467
GRANDE PRAIRIE	16	0	0	0	16	433
LEDUC	0	0	0	0	0	-100
LETHBRIDGE	26	2	0	0	28	-59
LLOYDMINSTER(ALTA. PART)	19	0	0	30	49	444
MEDICINE HAT	7	0	0	0	7	-42
RED DEER	10	0	0	0	10	-66
SPRUCE GROVE	4	0	0	0	4	-78
TOTAL	570	4	0	50	624	-9

SOURCE: ALBERTA BUREAU OF STATISTICS
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 9
CUMULATIVE RESIDENTIAL BUILDING PERMITS
CALGARY AND EDMONTON

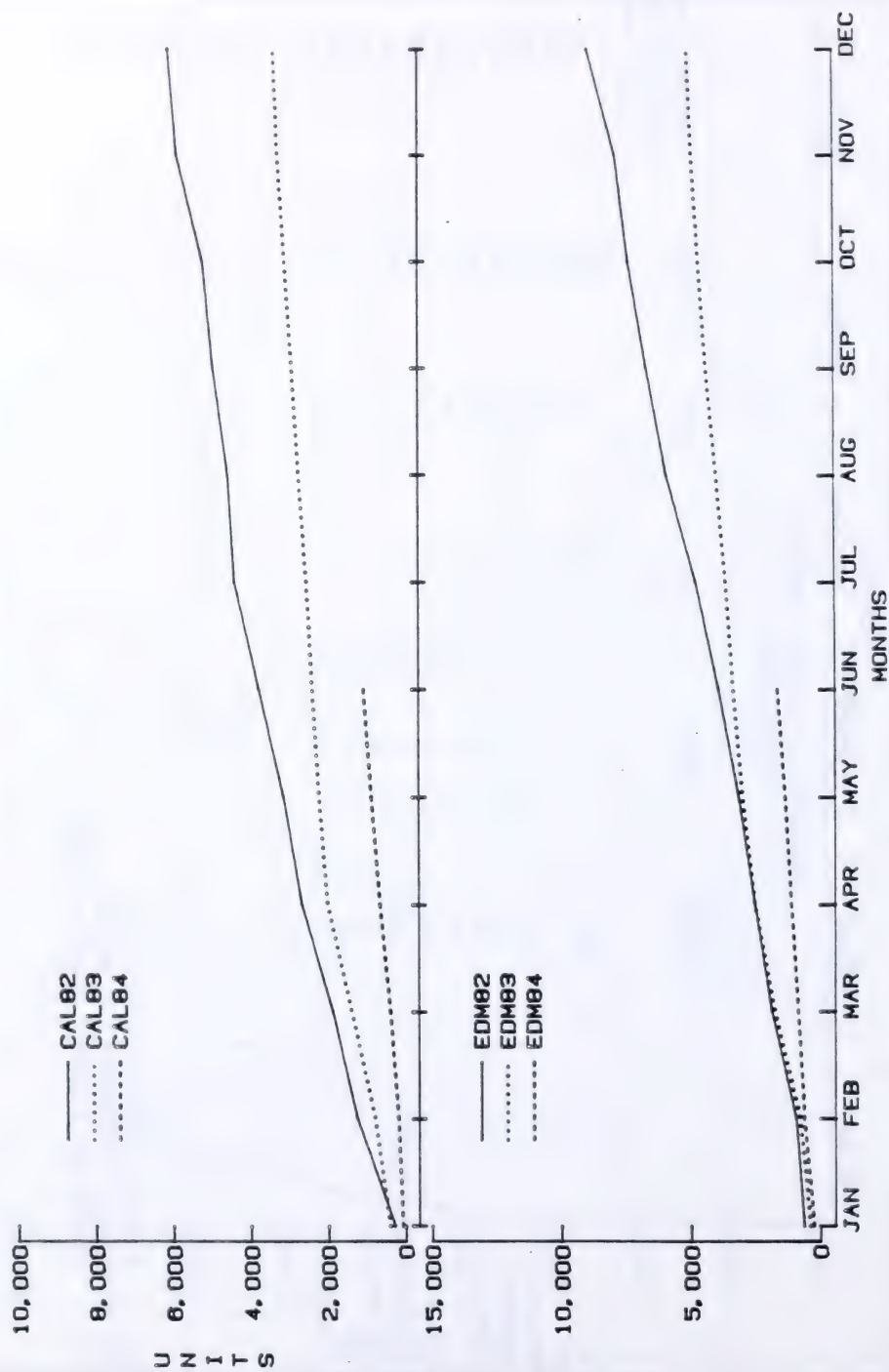


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY		CAMROSE		EDMONTON (METRO)		FORT MCMURRAY		GRAND PRAIRIE		LEDUC		LETHBRIDGE (ALTA. PART)		MEDICINE HAT		RED DEER		SPRUCE GROVE	
	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984
JANUARY	412	85	1	0	382	239	1	1	0	1	3	1	16	11	7	3	43	2	29	12
FEBRUARY	798	196	5	0	784	622	1	4	1	3	6	2	67	25	14	8	61	10	56	20
MARCH	1395	402	16	2	1740	855	3	10	4	8	30	2	151	50	86	20	85	23	141	35
APRIL	2015	670	37	17	2524	1118	11	15	12	17	54	3	276	112	111	32	120	33	225	62
MAY	2234	888	41	21	2990	1350	28	75	24	27	61	7	407	133	123	43	138	35	365	96
JUNE	2403	1087	47	23	3354	1642	31	92	27	43	66	7	475	161	132	92	150	42	394	106
JULY	2554		49		3624		37		31		73		493		140		159		405	
AUGUST	2750		55		3970		59		41		77		561		154		174		426	
SEPTEMBER	2924		58		4368		63		46		79		575		158		187		439	
OCTOBER	3103		62		4644		71		51		80		593		172		197		452	
NOVEMBER	3286		64		4895		131		55		164		607		177		203		465	
DECEMBER	3399		64		5045		132		56		164		618		182		207		470	
PERCENT CHANGE	55		51		51		51		59		89		66		30		72		73	
TOTAL																				
YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	PERCENT CHANGE							
1983	894	1793	3655	5395	6433	7119	7615	8324	8961	9501	10132	10427								
1984	358	895	1416	2103	2705	3329							-53							

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 10
 CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED
 URBAN ALBERTA

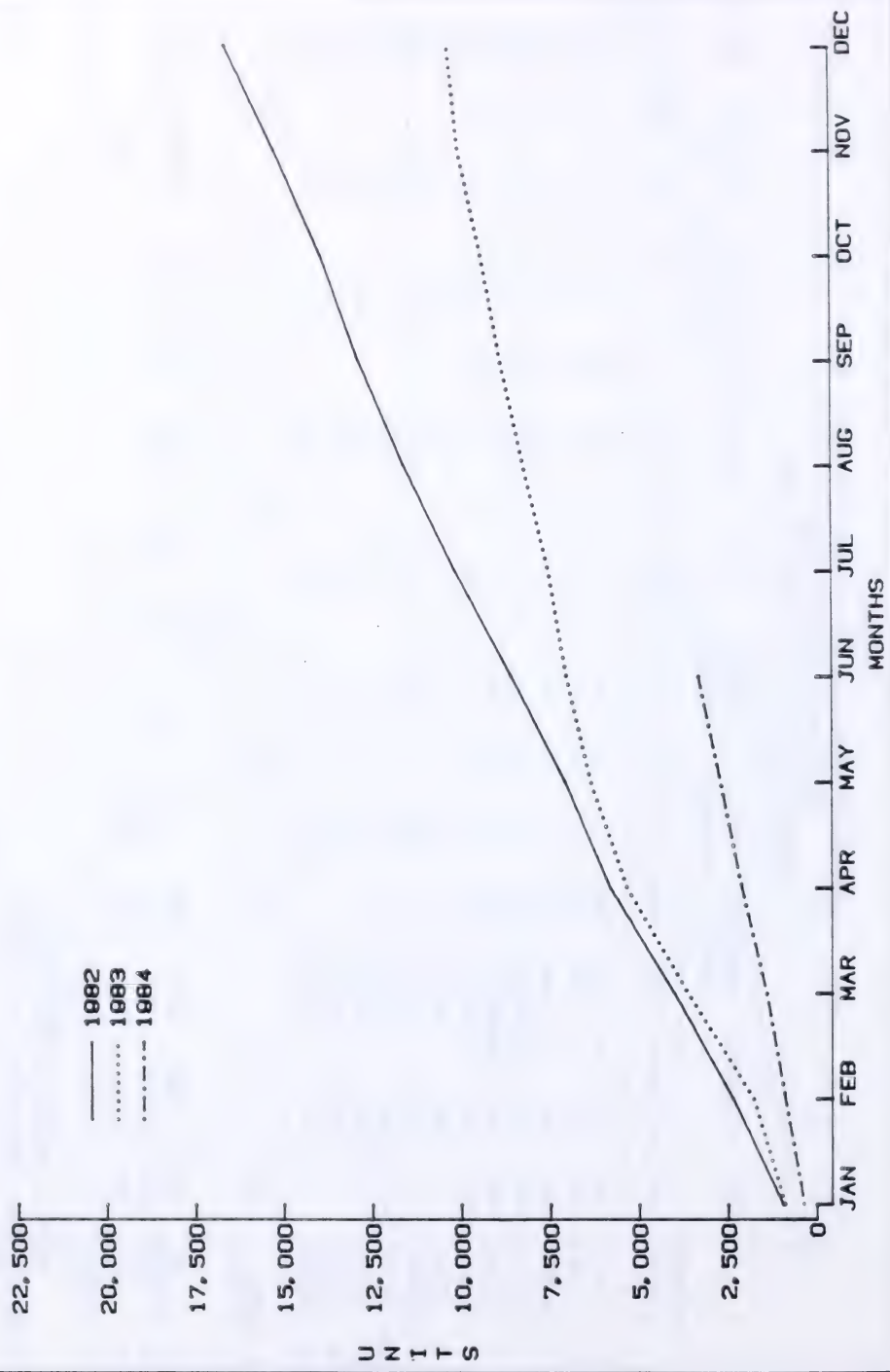


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1983-1984

	1983	1984	PERCENT CHANGE
JANUARY	894	358	-60
FEBRUARY	899	537	-40
MARCH	1862	521	-72
APRIL	1740	687	-61
MAY	1038	602	-42
JUNE	686	624	-9
JULY	496		
AUGUST	709		
SEPTEMBER	637		
OCTOBER	540		
NOVEMBER	631		
DECEMBER	295		
TOTAL	10427	3329	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 11
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
EDMONTON METRO

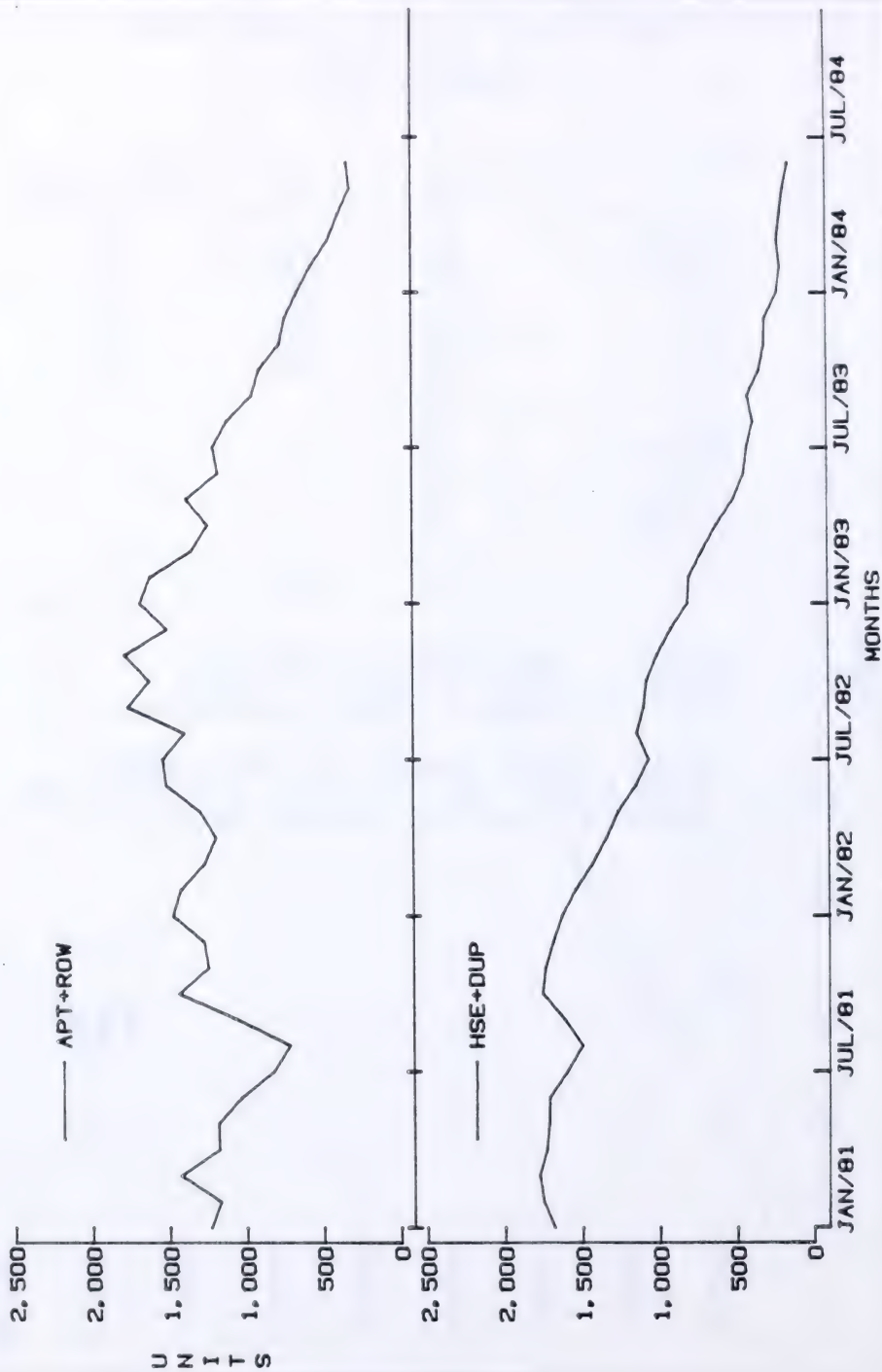


TABLE 14

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1983					
JANUARY	818	1681	2499	767	22
FEBRUARY	799	1616	2415	839	28
MARCH	714	1347	2061	346	25
APRIL	621	1242	1863	403	24
MAY	509	1381	1890	850	30
JUNE	442	1173	1615	652	36
JULY	421	1207	1628	943	36
AUGUST	382	1115	1497	652	34
SEPTEMBER	417	953	1370	1040	46
OCTOBER	338	905	1243	1173	51
NOVEMBER	304	772	1076	859	49
DECEMBER	301	736	1037	531	35

1984					
JANUARY	220	656	876	425	40
FEBRUARY	199	567	766	448	42
MARCH	218	456	674	216	31
APRIL	199	389	588	491	50
MAY	177	313	490	327	46
JUNE	143	332	475	396	46
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
CALGARY

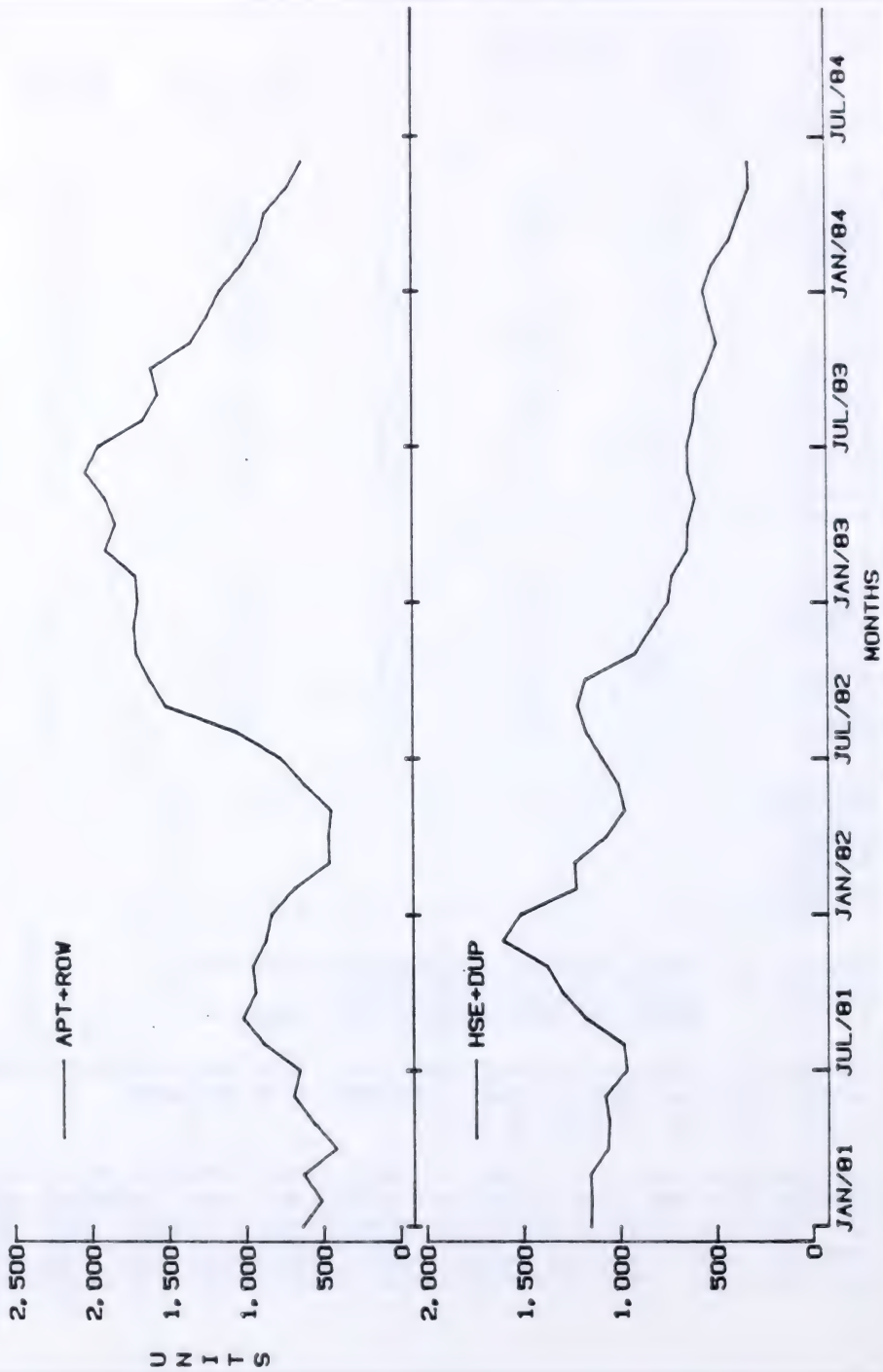


TABLE 15

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1983					
JANUARY	745	1695	2440	878	29
FEBRUARY	726	1709	2435	982	29
MARCH	646	1903	2549	1103	28
APRIL	640	1838	2478	574	21
MAY	604	1905	2509	894	26
JUNE	640	2033	2673	1155	27
JULY	644	1947	2591	636	22
AUGUST	612	1659	2271	302	22
SEPTEMBER	601	1563	2164	594	24
OCTOBER	541	1608	2149	698	25
NOVEMBER	491	1349	1840	743	36
DECEMBER	528	1245	1773	418	21

1984					
JANUARY	560	1161	1721	184	12
FEBRUARY	513	1020	1533	217	21
MARCH	420	911	1331	441	33
APRIL	371	866	1237	119	15
MAY	318	720	1038	280	32
JUNE	323	627	950	218	24
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13
LISTINGS AND SALES
EDMONTON METRO

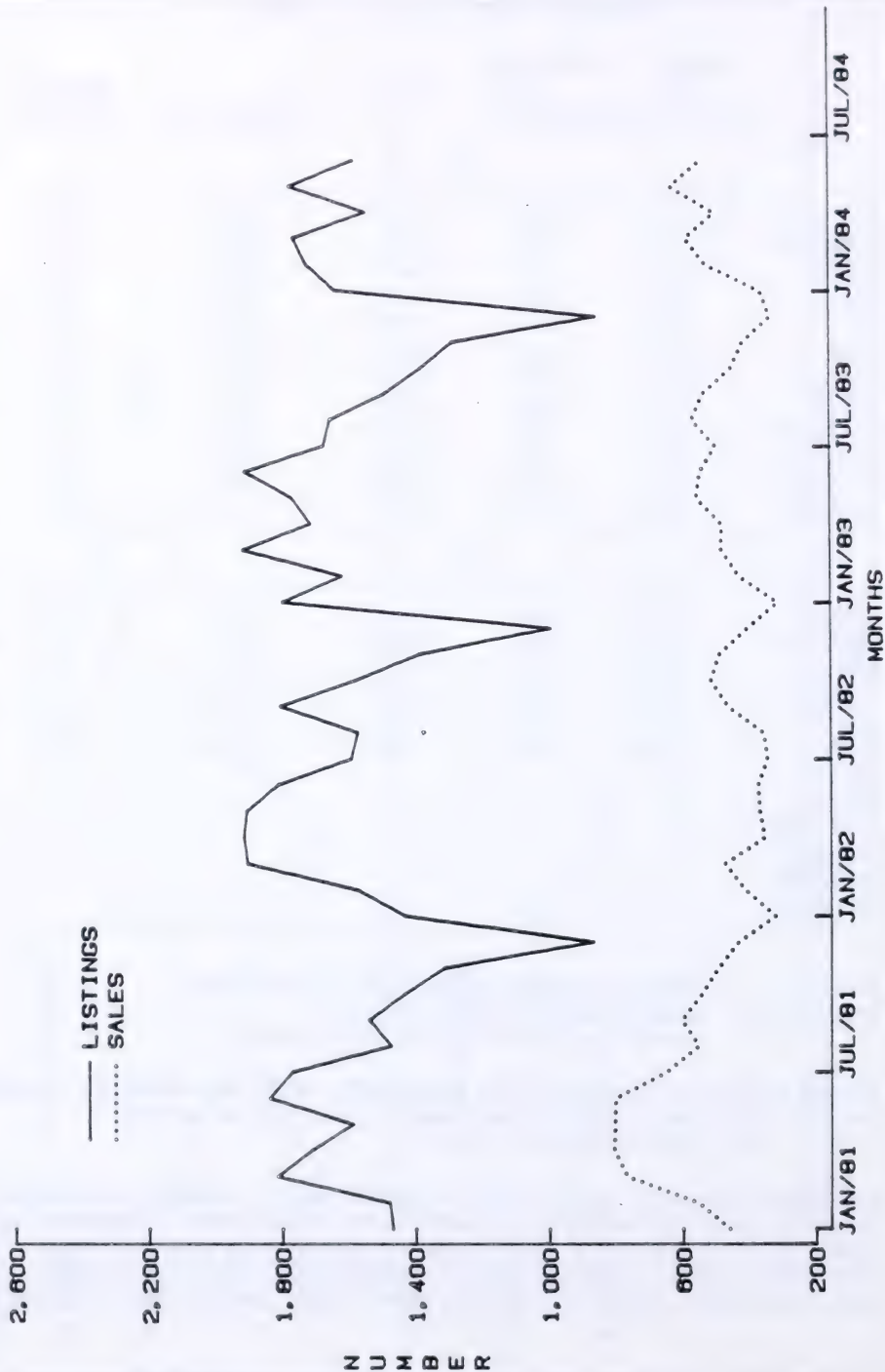


TABLE 16

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1983				

	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1796	313	.17	84785
FEBRUARY	1618	428	.26	87289
MARCH	1915	481	.25	89200
APRIL	1712	480	.28	87596
MAY	1769	555	.31	88756
JUNE	1909	545	.29	84974
JULY	1672	498	.30	84242
AUGUST	1653	569	.34	85846
SEPTEMBER	1490	536	.36	84494
OCTOBER	1380	451	.33	83161
NOVEMBER	1286	416	.32	85092
DECEMBER	856	333	.39	80332

1984				

JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
MARCH	1763	586	.33	80798
APRIL	1546	499	.32	81237
MAY	1775	630	.35	77713
JUNE	1583	541	.34	82281
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 14
LISTINGS AND SALES
CALGARY

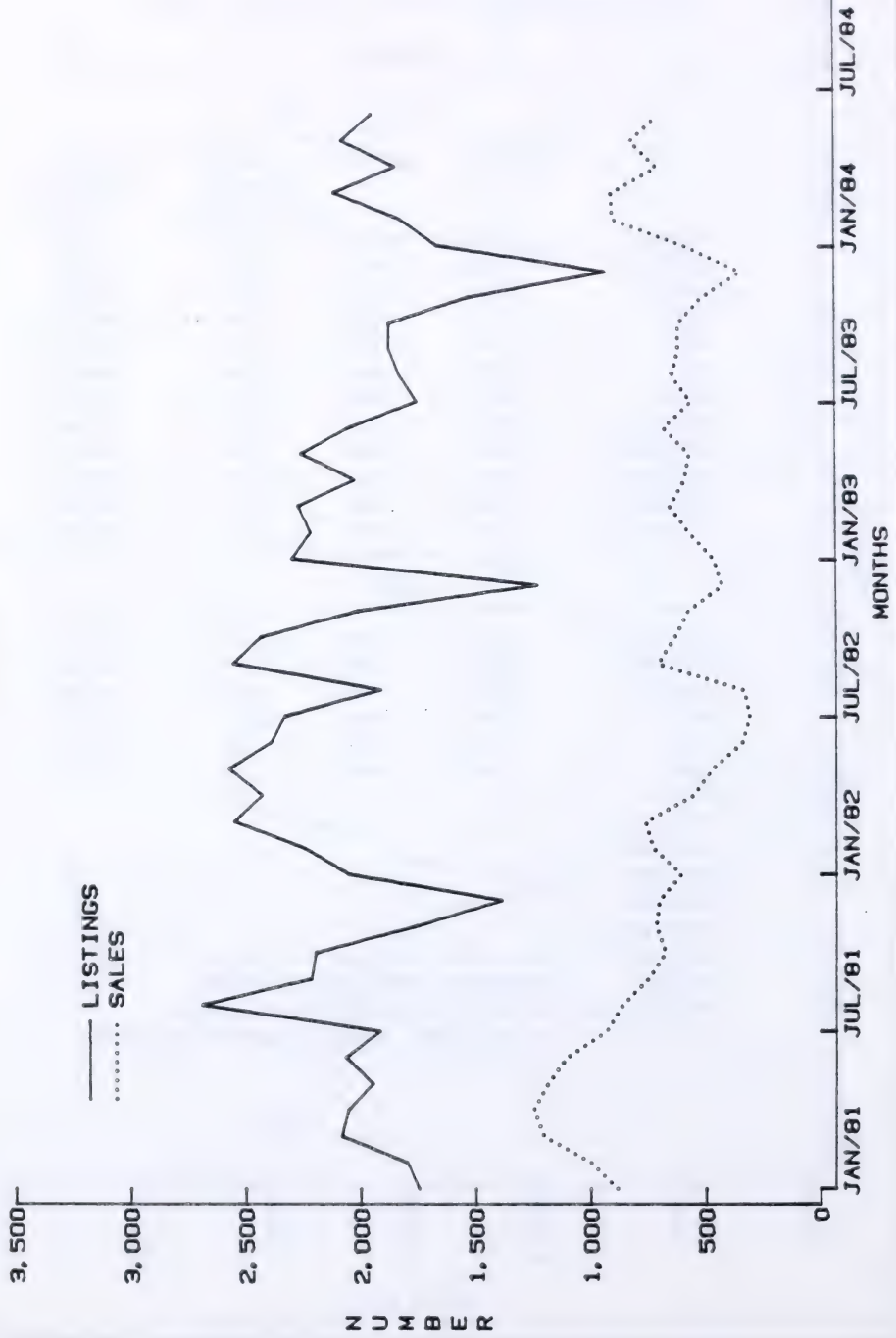


TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1983				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2296	464	.20	105813
FEBRUARY	2214	569	.26	104472
MARCH	2269	653	.29	103338
APRIL	2023	589	.29	102377
MAY	2265	568	.25	100747
JUNE	2047	679	.33	102488
JULY	1752	560	.32	100106
AUGUST	1827	642	.35	98660
SEPTEMBER	1873	615	.33	96176
OCTOBER	1635	499	.31	96613
NOVEMBER	1532	513	.33	91213
DECEMBER	931	345	.37	88566

1984				
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 15
AVERAGE SALE PRICES
CALGARY AND EDMONTON

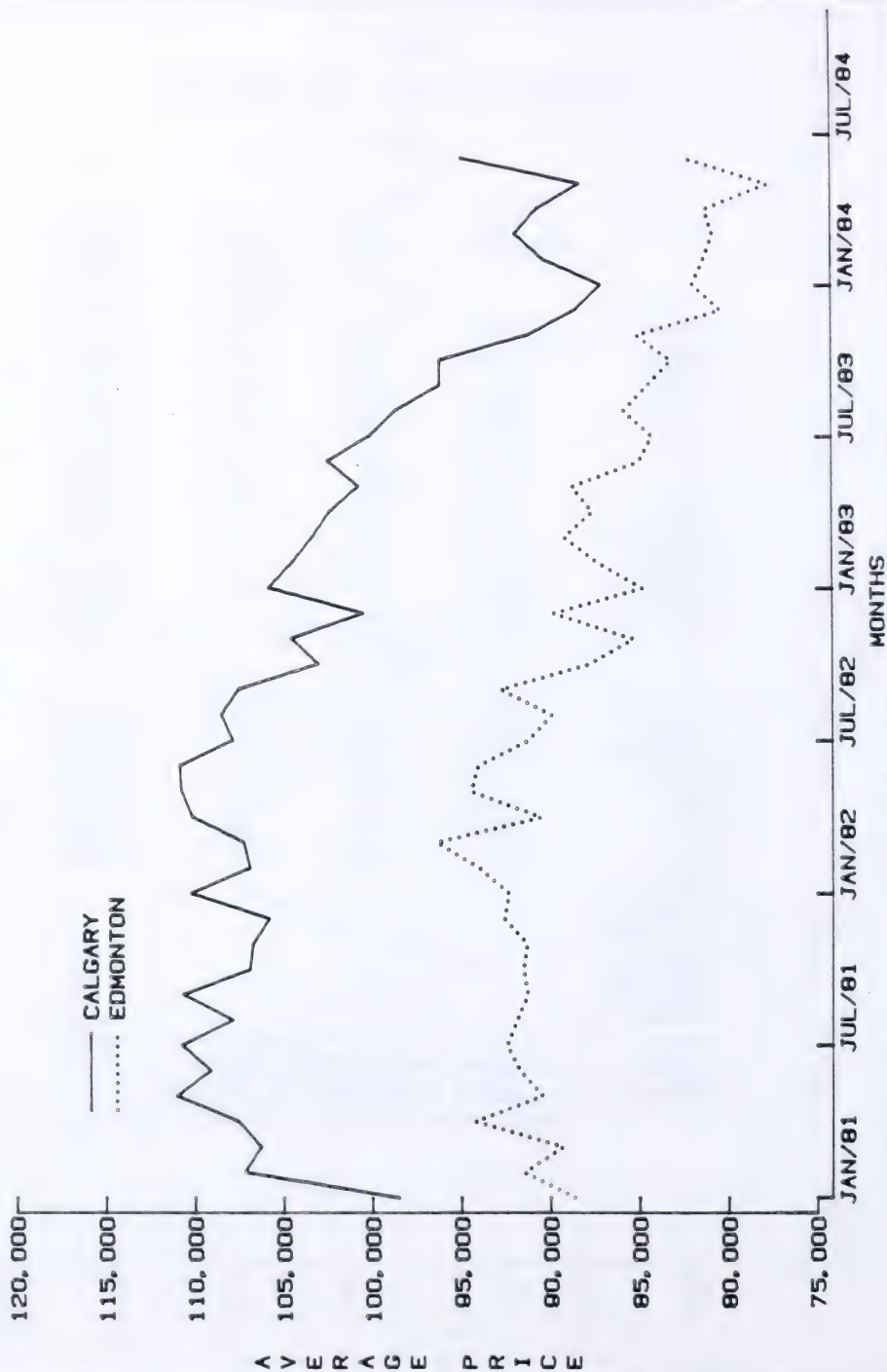


FIGURE 16
NEW HOUSING PRICE INDEXES
CALGARY AND EDMONTON
(1981=100)

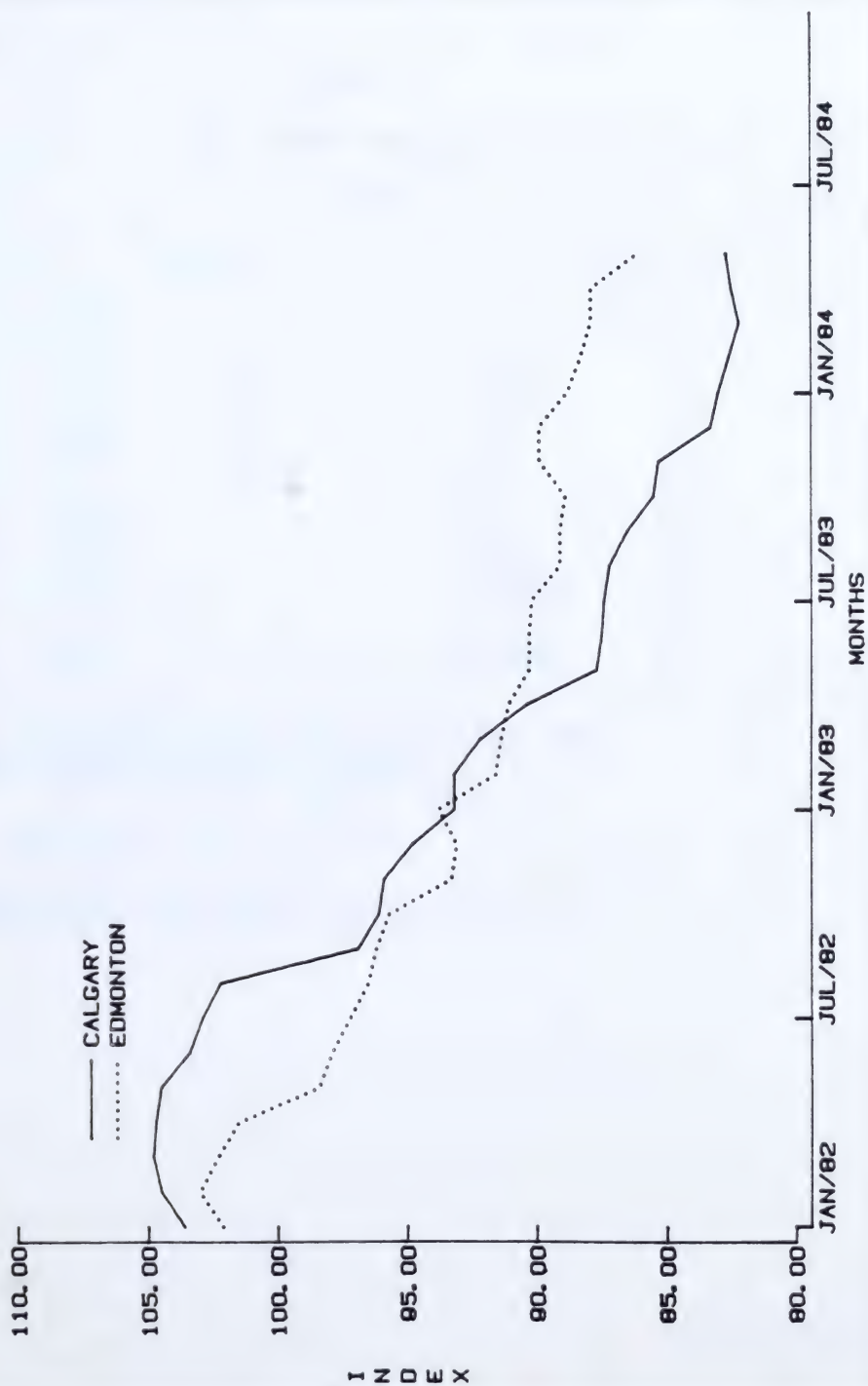


TABLE 18
NEW HOUSING PRICE INDICES*
1981=100

CALGARY**			EDMONTON***		
	1983	1984		1983	1984
JANUARY	93.2	83.0	JANUARY	93.8	88.8
FEBRUARY	93.2	82.6	FEBRUARY	91.6	88.3
MARCH	92.2	82.2	MARCH	91.4	87.9
APRIL	90.4	82.5	APRIL	91.1	87.9
MAY	87.7	82.7	MAY	90.3	86.1
JUNE	87.5		JUNE	90.3	
JULY	87.4		JULY	90.2	
AUGUST	87.2		AUGUST	89.1	
SEPTEMBER	86.5		SEPTEMBER	89.1	
OCTOBER	85.5		OCTOBER	88.9	
NOVEMBER	85.3		NOVEMBER	89.9	
DECEMBER	83.3		DECEMBER	89.9	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

112 7 877
AUG 24 1984

RESIDENTIAL CONSTRUCTION IN ALBERTA

JULY 1984

Alberta
DEPARTMENT OF HOUSING

ISSN 0823-3047

TABLE OF CONTENTS

	<u>Page</u>
A. <u>Highlights</u>	1
B. <u>Residential Construction Starts</u>	
Table 1: Housing Starts by Type and Towns	5
Table 2: January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	7
Table 3: Total Housing Starts by Month: 1983 - 1984	9
Table 4: Total Single and Multiple Housing Starts by Month: 1983 - 1984	12
Table 5: Total Single and Multiple Housing Starts in Calgary and Edmonton by Month: 1983 - 1984	13
Table 6: Quarterly Housing Starts in Alberta (All Areas)	15
Table 7: Housing Completions by Type and Towns	16
Table 8: Housing Under-Construction by Type and Towns	17
Table 9: Starts, Completions and Under-Construction - Calgary	19
Table 10: Starts, Completions and Under-Construction - Edmonton	21
* * * *	
Figure 1: Cumulative Housing Starts - Calgary and Edmonton	6
Figure 2: Total Number of Housing Starts	8
Figure 3: Multiples as a Percentage of Total Starts - Urban Alberta	10
Figure 4: Multiples as a Percentage of Total Starts - Calgary and Edmonton	12
Figure 5: Cumulative Quarterly Housing Starts - Urban Areas	14
Figure 6: Starts, Completions and Under-Construction - Calgary	18
Figure 7: Starts, Completions and Under-Construction - Edmonton	20
C. <u>Residential Building Permits</u>	
Table 11: Building Permits by Type and Towns	23
Table 12: January to Date Building Permits by Type and Towns, Compared With Same Period in the Previous Year	25
Table 13: Total Building Permits by Month: 1983 - 1984	27
* * * *	
Figure 8: Total Number of Building Permits Issued Each Month - Urban Alberta	22
Figure 9: Cumulative Building Permits - Calgary and Edmonton	24
Figure 10: Cumulative Building Permits - Urban Alberta	26

D. Newly Completed and Unoccupied Dwellings

Table 14:	Newly Completed and Unoccupied Dwellings by Month - Edmonton	29
-----------	---	----

Table 15:	Newly Completed and Unoccupied Dwellings by Month - Calgary	31
-----------	--	----

* * * *

Figure 11:	Newly Completed and Unoccupied Dwellings - Edmonton	28
------------	---	----

Figure 12:	Newly Completed and Unoccupied Dwellings - Calgary	30
------------	--	----

E. Multiple Listings Service (M.L.S.)

Table 16:	Residential Listings, Sales and Price by Month - Edmonton (1983 - 1984)	33
-----------	--	----

Table 17:	Residential Listings, Sales and Price by Month - Calgary (1983 - 1984)	35
-----------	---	----

* * * *

Figure 13:	Listings and Sales - Edmonton	32
------------	-------------------------------	----

Figure 14:	Listings and Sales - Calgary	34
------------	------------------------------	----

Figure 15:	Average Sales Prices - Calgary and Edmonton	36
------------	---	----

F. New Housing Price Indexes

Table 18:	New Housing Price Indexes in Calgary and Edmonton by Month: 1981 - 1982	38
-----------	--	----

* * * *

Figure 16:	New Housing Price Indexes in Calgary and Edmonton	37
------------	---	----

JULY, 1984

A. RESIDENTIAL CONSTRUCTION STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION

1. ALBERTA:

- IN THE SECOND QUARTER, HOUSING STARTS IN ALBERTA DECREASED BY 69% FROM 6,987 IN 1983 TO 2,186 IN 1984.

2. URBAN ALBERTA:

- TOTAL RESIDENTIAL CONSTRUCTION STARTS IN URBAN ALBERTA AMOUNTED TO 593 UNITS IN JULY, 1984, A DECREASE OF 21% OVER THE SAME MONTH LAST YEAR.
- IN THE PERIOD JANUARY TO JULY, 3,375 WERE STARTED. THIS IS A DECREASE OF 65% FROM THE 9,705 UNITS THAT WERE STARTED IN THE SAME PERIOD LAST YEAR.
- THE TOTAL OF 593 UNITS STARTED ARE COMPRISED OF 537 SINGLES AND 56 MULTIPLES. MULTIPLES REPRESENT 9% OF THE TOTAL STARTS.
- TOTAL STARTS INCREASED OVER LAST MONTH IN CALGARY (4%), LETHBRIDGE (5%), SPRUCE GROVE (25%), MEDICINE HAT (300%), AND FT. MCMURRAY (N.A.). IN ALL OTHER CITIES, STARTS DROPPED.

3. CALGARY:

- IN CALGARY A TOTAL OF 210 UNITS WERE STARTED. THIS IS AN INCREASE OF 4% FROM LAST MONTH'S TOTAL OF 202.

- THE TOTAL OF 210 STARTS IS MADE UP OF 208 SINGLES AND 2 MULTIPLES. MULTIPLES REPRESENT 1% OF THE TOTAL UNITS IN CALGARY THIS MONTH.
- COMPARED TO LAST MONTH, THE SINGLES TOTAL OF 208 HAS INCREASED (3%) AND THE MULTIPLES TOTAL OF 1 HAS ALSO INCREASED (N/A).
- THERE WERE ALSO 740 UNITS COMPLETED (AN INCREASE OF 239% OVER LAST MONTH) AND 1,241 UNITS UNDER-CONSTRUCTION (A DECREASE OF 28% OVER LAST MONTH).

4. EDMONTON:

- IN EDMONTON A TOTAL OF 257 UNITS WERE STARTED. THIS IS A DECREASE OF 4% FROM LAST MONTH'S TOTAL OF 268.
- THE TOTAL OF 257 IS MADE UP OF 257 SINGLES AND 0 MULTIPLES. MULTIPLES REPRESENT 0% OF THE TOTAL UNITS IN EDMONTON THIS MONTH.
- COMPARED TO LAST MONTH, THE SINGLES TOTAL OF 257 HAS DECREASED (3%) AND THE MULTIPLES TOTAL OF 0 HAS ALSO DECREASED (N/A).
- THERE WERE ALSO 295 UNITS COMPLETED (A DECREASE OF 26% OVER LAST MONTH) AND 2,047 UNITS UNDER-CONSTRUCTION (A DECREASE OF 2% OVER LAST MONTH).

B. RESIDENTIAL BUILDING PERMITS ISSUED

- A TOTAL OF 415 BUILDING PERMITS WERE ISSUED IN JULY, 1984. THIS IS A DECREASE OF 16% OVER THE SAME MONTH LAST YEAR.
- IN THE PERIOD JANUARY TO JULY, 3,744 PERMITS WERE ISSUED, A DECREASE OF 51% FROM THE 7,615 THAT WERE ISSUED OVER THE SAME TIME PERIOD LAST YEAR.
- THERE WAS AN INCREASE IN THE NUMBER OF BUILDING PERMITS ISSUED IN FT. MCMURRAY (12%), CAMROSE (50%) AND SPRUCE GROVE (100%). IN ALL OTHER CITIES BUILDING PERMITS DROPPED.

C. NEWLY COMPLETED AND UNOCCUPIED DWELLINGS

1. EDMONTON:

- A TOTAL OF 474 NEWLY COMPLETED AND UNOCCUPIED DWELLINGS, (151 HOUSES AND DUPLEXES AND 323 APARTMENTS AND ROWHOUSES) WERE AVAILABLE IN JULY.
- NEWLY COMPLETED AND UNOCCUPIED DWELLINGS SLIGHTLY DECREASED OVER LAST MONTH.
- 38% OF THE NEWLY COMPLETED DWELLINGS WERE ABSORBED INTO THE MARKET COMPARED TO THE 47% ABSORPTION RATE OF LAST MONTH.

2. CALGARY:

- A TOTAL OF 1,120 NEWLY COMPLETED AND UNOCCUPIED DWELLINGS (323 HOUSES AND DUPLEXES AND 797 APARTMENTS AND ROWHOUSES) WERE AVAILABLE.
- NEWLY COMPLETED AND UNOCCUPIED DWELLINGS INCREASED BY 19% OVER LAST MONTH.
- THE ABSORPTION RATE JUMPED TO 34% FROM THE 25% LAST MONTH.

D. RESIDENTIAL LISTINGS, SALES AND PRICE

1. EDMONTON:

- 479, OR 29%, OF THE 1,662 PROPERTIES LISTED FOR SALE WERE SOLD AT AN AVERAGE SELLING PRICE OF \$75,800.
- LISTINGS INCREASED BY 5%, SALES DECREASED BY 11%, AND THE SELLING PRICE HAS DECREASED BY 8% OVER LAST MONTH.

2. CALGARY:

- 747 OR 35%, OF THE 2,152 PROPERTIES LISTED FOR SALE WERE SOLD AT AN AVERAGE SELLING PRICE OF \$94,185.
- LISTINGS INCREASED BY 10%, SALES INCREASED BY 7%, HOWEVER, THE SELLING PRICE HAS DECREASED BY 1% OVER LAST MONTH.

E. NEW HOUSING PRICE INDEXES

1. CALGARY:

- IN JUNE, 1984, THE INDEX DROPPED TO 81.4, A DECREASE OF 7% OVER THE SAME PERIOD LAST YEAR.

2. EDMONTON:

- IN JUNE, 1984, THE INDEX DECREASED TO 85.2, A DROP OF 6% OVER THE SAME MONTH LAST YEAR.

TABLE 1

JUL-84

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	208	2	0	0	210	30
CAMROSE	4	0	0	0	4	-33
EDMONTON M.A.	257	0	0	0	257	-49
FORT McMURRAY	12	0	0	52	64	*
GRANDE PRAIRIE	12	0	0	0	12	*
LEDUC	0	0	0	0	0	-100
LETHBRIDGE	21	2	0	0	23	-32
LLOYDMINSTER(ALTA. PART)	0	0	0	0	0	-100
MEDICINE HAT	8	0	0	0	8	14
RED DEER	10	0	0	0	10	-74
SPRUCE GROVE	5	0	0	0	5	*
TOTAL	537	4	0	52	593	-21

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 1
CUMULATIVE HOUSING STARTS
CALGARY AND EDMONTON

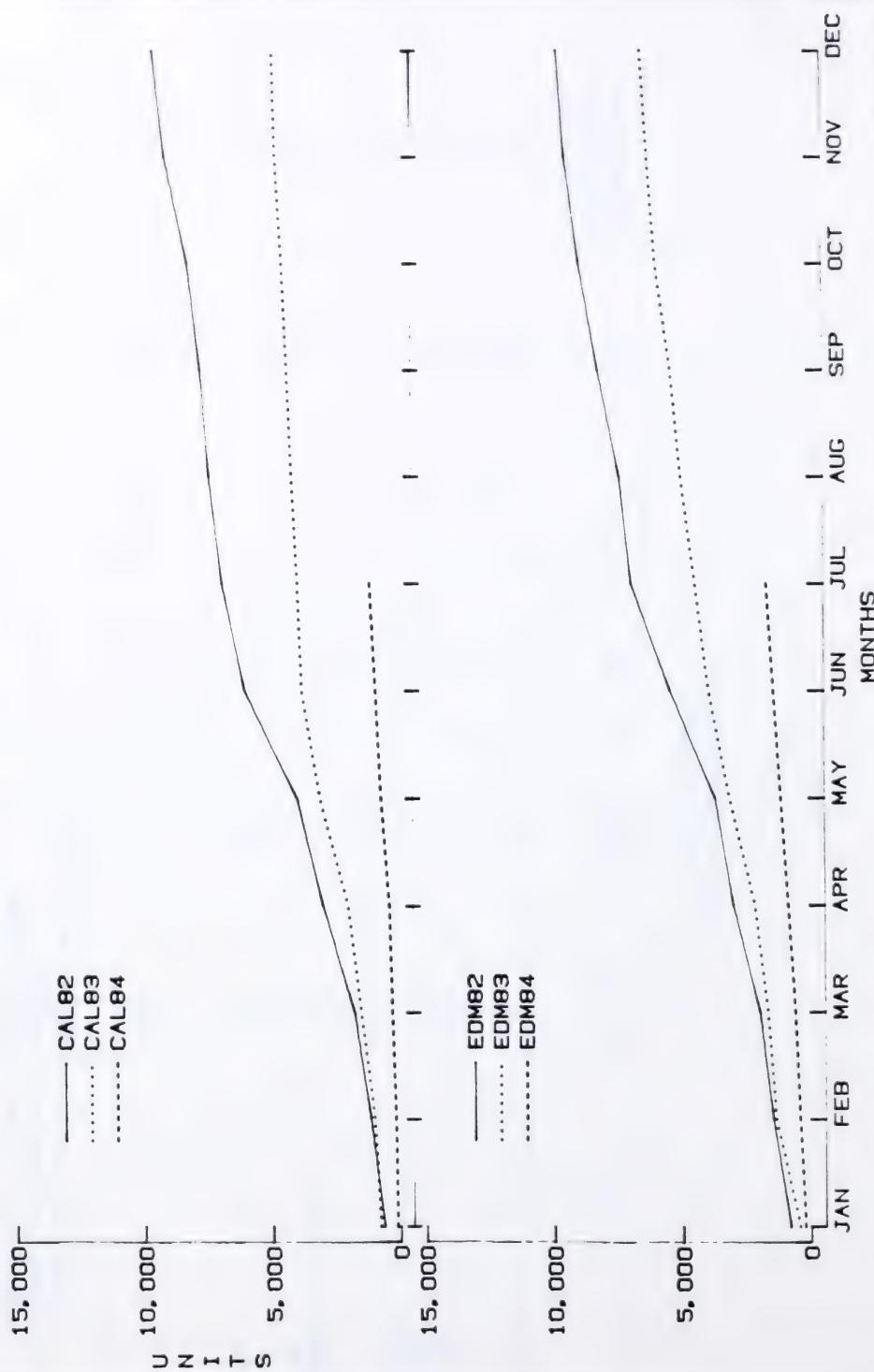


TABLE 2

JUL-84

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT		TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984
CALGARY	2278	1105	70	4	278	40	1348	0	3974	1149
CAMROSE	36	11	0	0	0	0	12	12	48	23
EDMONTON M.A.	2521	1497	108	16	488	146	1320	0	4437	1659
FORT McMURRAY	60	37	0	0	0	0	0	52	60	89
GRANDE PRAIRIE	3	56	2	6	0	0	0	0	5	62
LEDUC	64	12	0	0	0	0	0	0	64	12
LETHBRIDGE	254	113	38	14	19	0	170	5	481	132
LLOYDMINSTER(ALTA. PART)	40	30	0	0	0	8	0	0	40	38
MEDICINE HAT	125	47	8	2	36	0	0	0	169	49
RED DEER	206	99	30	0	57	21	112	4	405	124
SPRUCE GROVE	22	38	0	0	0	0	0	0	22	38
TOTAL	5609	3045	256	42	878	215	2962	73	9705	3375
PERCENT CHANGE BY TYPE		-46		-84		-76		-98		-65

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 2
TOTAL NUMBER OF STARTS EACH MONTH
URBAN ALBERTA

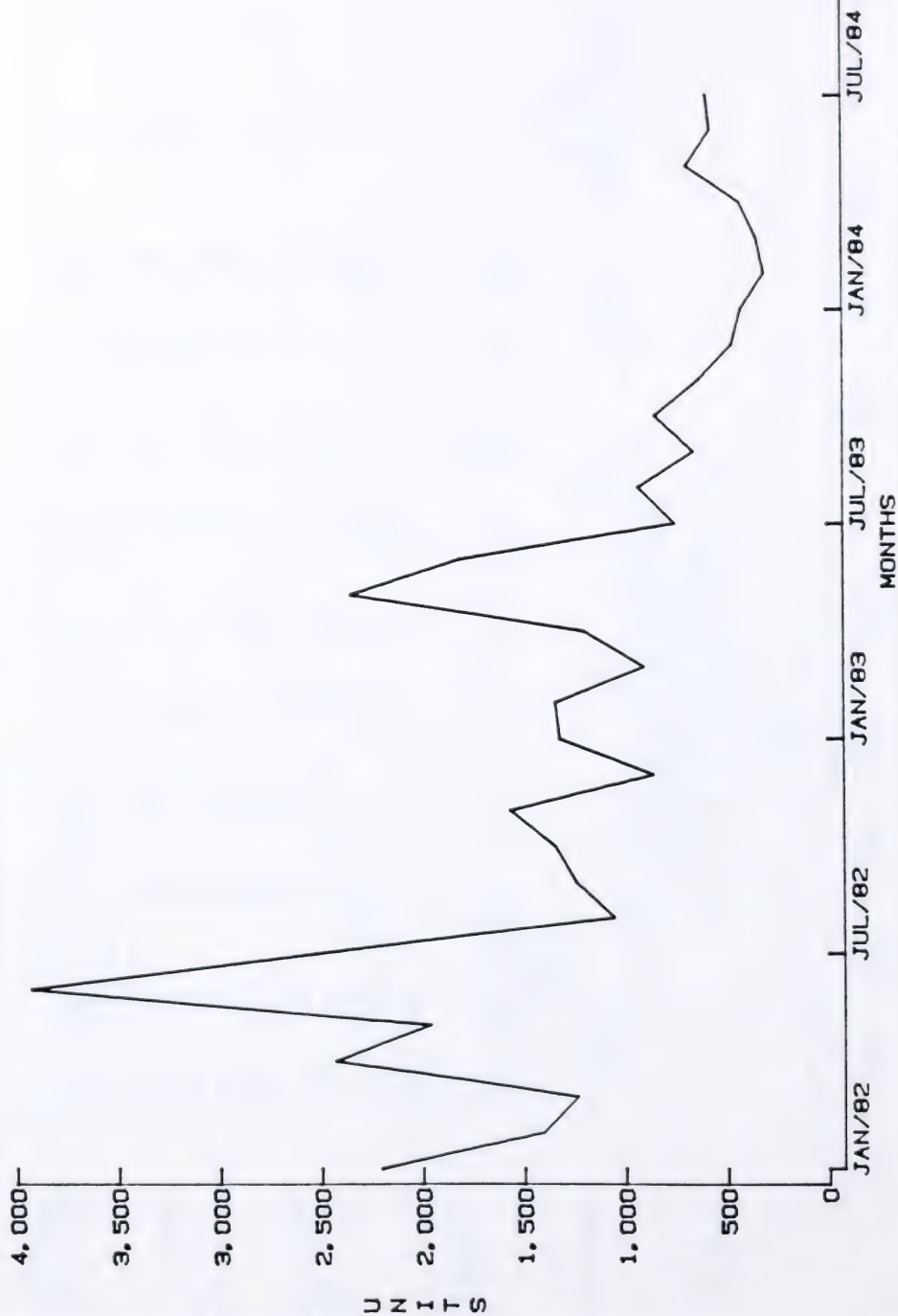


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1983-1984

	1983	1984	PERCENT CHANGE
JANUARY	1325	425	-68
FEBRUARY	1346	311	-77
MARCH	908	349	-62
APRIL	1205	432	-64
MAY	2351	691	-71
JUNE	1815	574	-68
JULY	755	593	-21
AUGUST	934		
SEPTEMBER	661		
OCTOBER	850		
NOVEMBER	636		
DECEMBER	470		
TOTAL	13256	3375	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
URBAN ALBERTA

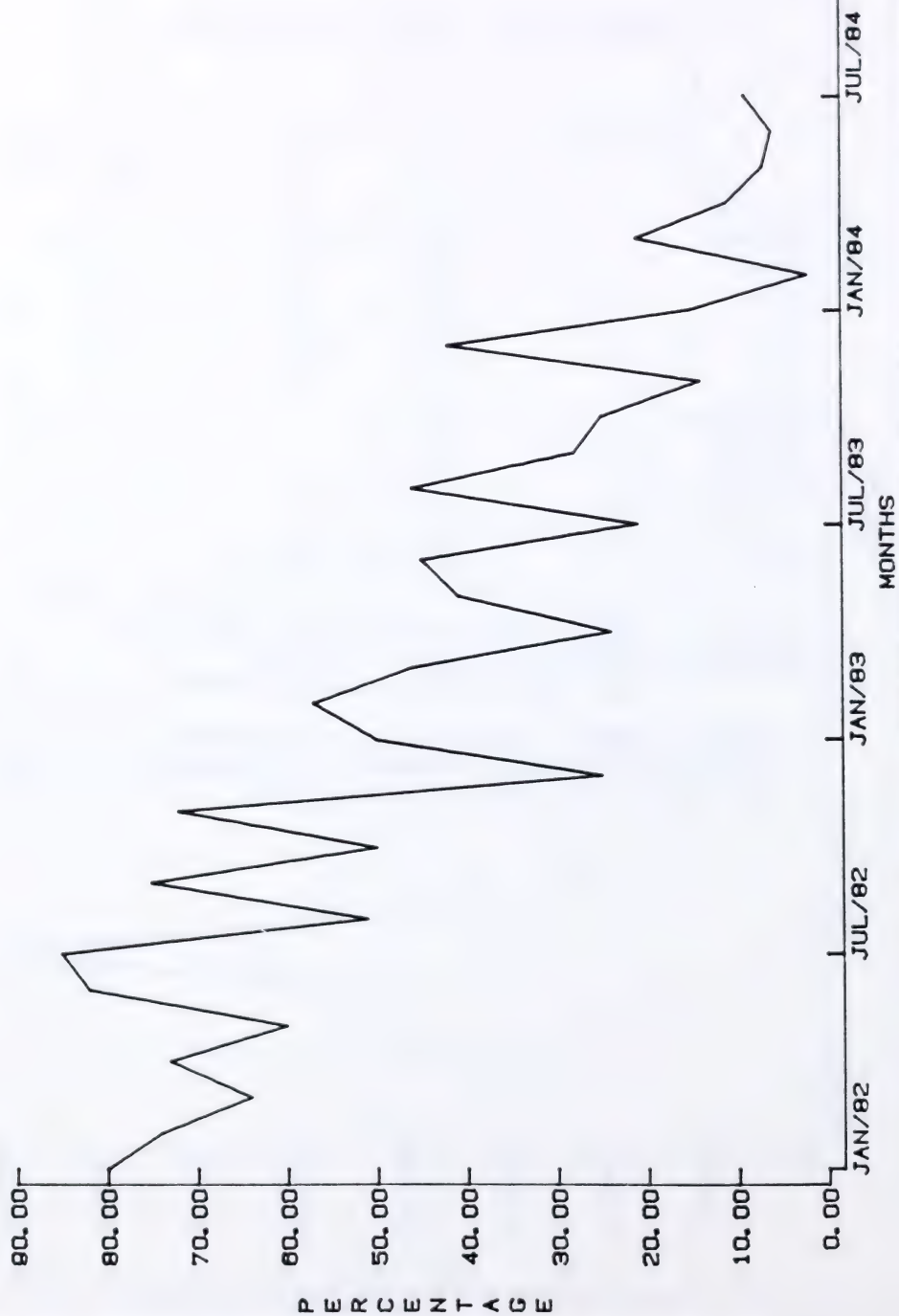


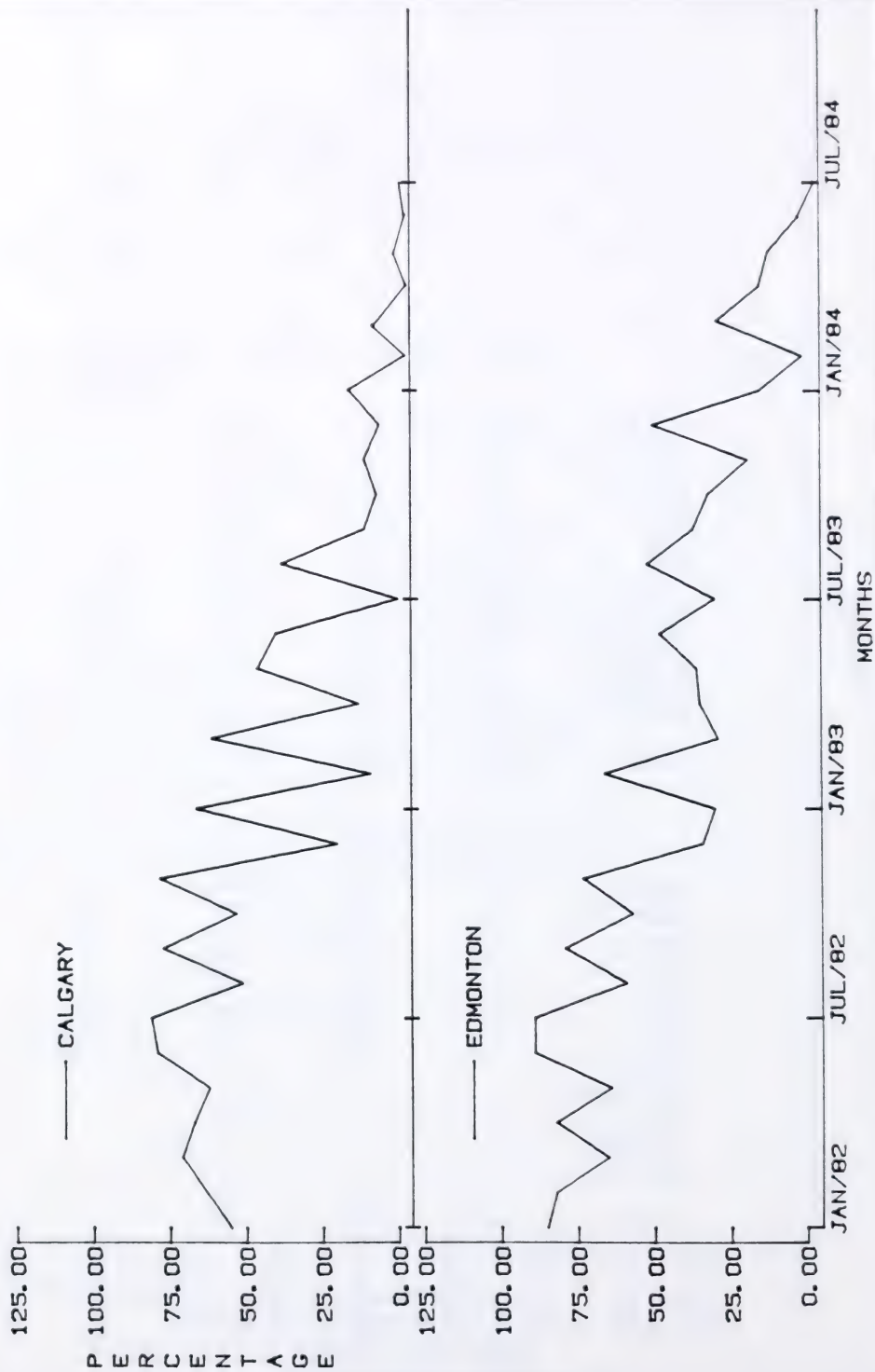
TABLE 4
SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1983-1984				
1983				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	1325	658	667	50
FEBRUARY	1346	583	763	57
MARCH	908	489	419	46
APRIL	1205	916	289	24
MAY	2351	1377	974	41
JUNE	1815	991	824	45
JULY	755	595	160	21
AUGUST	934	506	428	46
SEPTEMBER	661	474	187	28
OCTOBER	850	641	209	25
NOVEMBER	636	544	92	14
DECEMBER	470	271	199	42
TOTAL	13256	8045	5211	39
1984				
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY	691	642	49	7
JUNE	574	539	35	6
JULY	593	537	56	9
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	3375	3045	330	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
EDMONTON AND CALGARY



	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	787	271	516	66	JANUARY	432	303	129	30
FEBRUARY	229	209	20	9	FEBRUARY	922	316	606	66
MARCH	522	201	321	61	MARCH	315	223	92	29
APRIL	500	435	65	13	APRIL	492	319	173	35
MAY	1076	581	495	46	MAY	970	621	349	36
JUNE	699	420	279	40	JUNE	806	387	419	52
JULY	161	161	0	0	JULY	500	352	148	30
AUGUST	208	129	79	38	AUGUST	536	258	278	52
SEPTEMBER	176	156	20	11	SEPTEMBER	390	245	145	37
OCTOBER	176	164	12	7	OCTOBER	559	380	179	32
NOVEMBER	244	218	26	11	NOVEMBER	295	239	56	19
DECEMBER	104	98	6	6	DECEMBER	236	118	118	50
TOTAL	4882	3043	1839	38	TOTAL	6453	3761	2692	42

EDMONTON (METRO)

1984

CALGARY

JANUARY	142	119	23	16	JANUARY	220	188	32	15
FEBRUARY	57	57	0	0	FEBRUARY	204	202	2	1
MARCH	127	113	14	11	MARCH	173	122	51	29
APRIL	105	105	0	0	APRIL	258	219	39	15
MAY	306	301	5	2	MAY	279	245	34	12
JUNE	202	202	0	0	JUNE	268	264	4	1
JULY	210	208	2	1	JULY	257	257	0	0
AUGUST					AUGUST				
SEPTEMBER					SEPTEMBER				
OCTOBER					OCTOBER				
NOVEMBER					NOVEMBER				
DECEMBER					DECEMBER				
TOTAL	1149	1105	44		TOTAL	1659	1497	162	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 5
CUMULATIVE QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

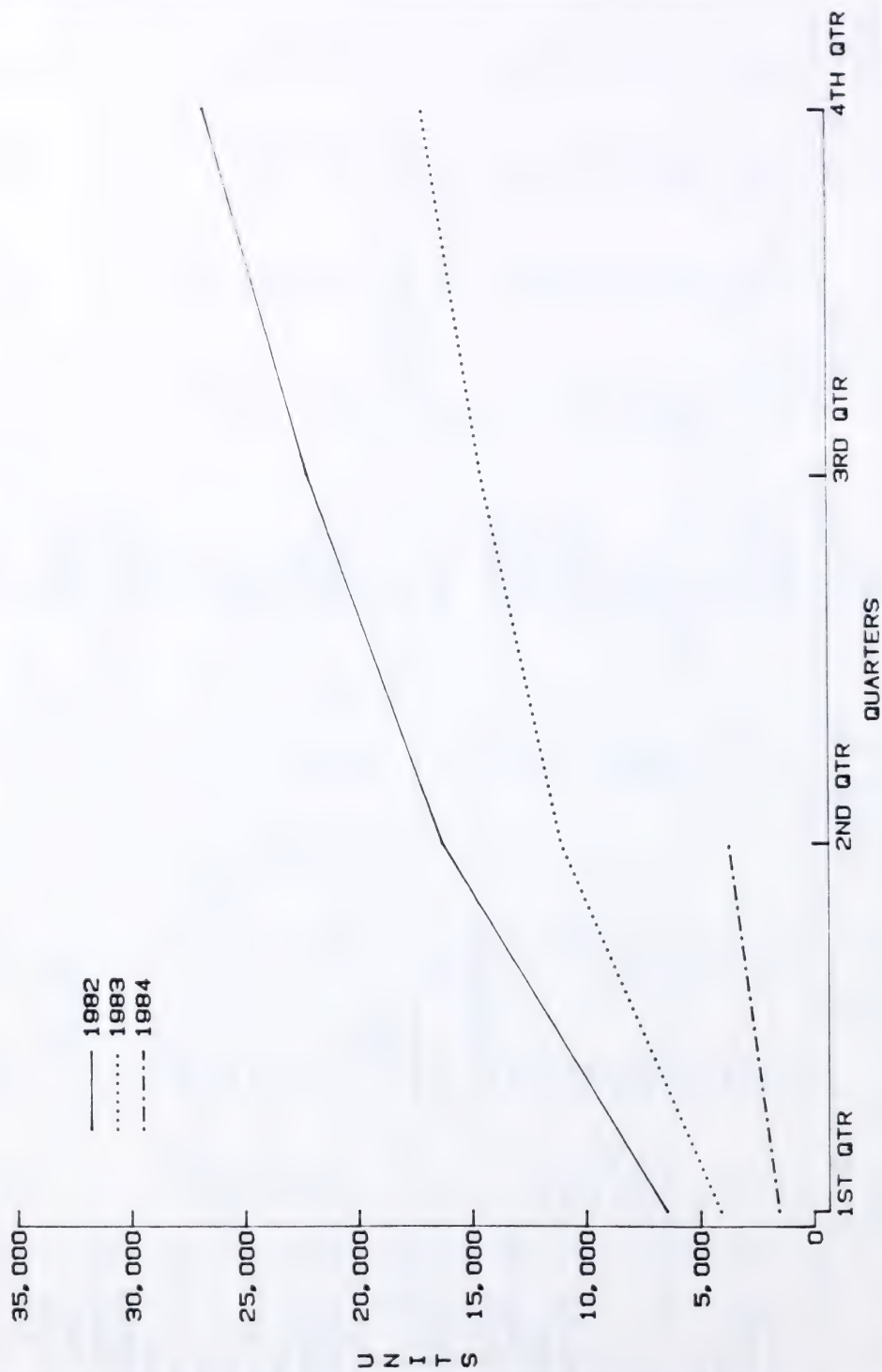


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1983	1984	PERCENT CHANGE
FIRST QUARTER	4101	1548	-62
SECOND QUARTER	6987	2186	-69
THIRD QUARTER	3478		
FOURTH QUARTER	2568		
TOTAL	17134	3734	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 7

JUL-84

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	249	4	7	480	740	16
CAMROSE	3	0	0	0	3	200
EDMONTON M.A.	262	2	0	31	295	-69
FORT MCMURRAY	11	0	0	0	11	*
GRANDE PRAIRIE	7	2	0	0	9	*
LEDUC	1	0	0	0	1	-92
LETHBRIDGE	22	2	0	0	24	-78
LLOYDMINSTER(ALTA. PART)	0	0	0	0	0	-100
MEDICINE HAT	7	0	0	0	7	-73
RED DEER	26	0	0	0	26	-26
SPRUCE GROVE	6	0	0	0	6	*
TOTAL	594	10	7	511	1122	-37

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

TABLE 8

JUL-84

HOUSING UNDER-CONSTRUCTION BY TYPE,
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	808	52	107	274	1241	-75
CAMROSE	5	0	0	12	17	-83
EDMONTON M.A.	889	26	182	950	2047	-63
FORT MCMURRAY	13	0	0	52	65	-39
GRANDE PRAIRIE	35	4	0	0	39	680
LEDUC	5	0	0	0	5	-89
LETHBRIDGE	95	8	0	35	138	-65
LLOYDMINSTER(ALTA. PART)	0	0	0	0	0	-100
MEDICINE HAT	33	0	0	0	33	-76
RED DEER	41	0	35	294	370	-32
SPRUCE GROVE	8	0	0	0	8	-56
TOTAL	1932	90	324	1617	3963	-67

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 6
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
CALGARY

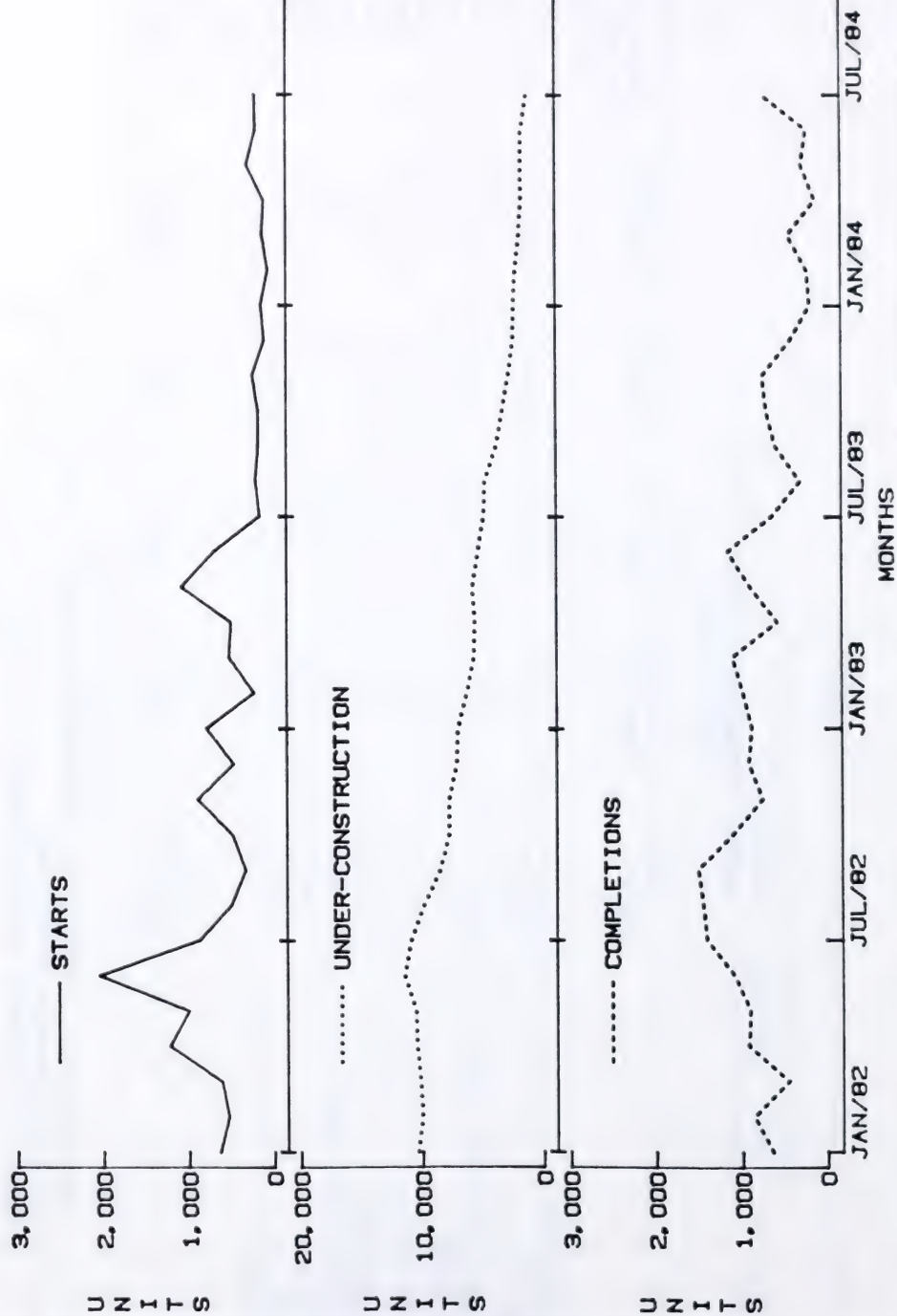


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1983			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	787	878	7061
FEBRUARY	229	982	6312
MARCH	522	1103	5731
APRIL	500	574	5657
MAY	1076	894	5838
JUNE	699	1155	5381
JULY	161	636	4903
AUGUST	208	302	4808
SEPTEMBER	176	594	3854
OCTOBER	176	698	3331
NOVEMBER	244	743	2840
DECEMBER	104	418	2428
1984			
JANUARY	142	184	2386
FEBRUARY	57	217	2226
MARCH	127	441	1910
APRIL	105	119	1710
MAY	306	280	1737
JUNE	202	218	1717
JULY	210	740	1241
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 7
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
EDMONTON

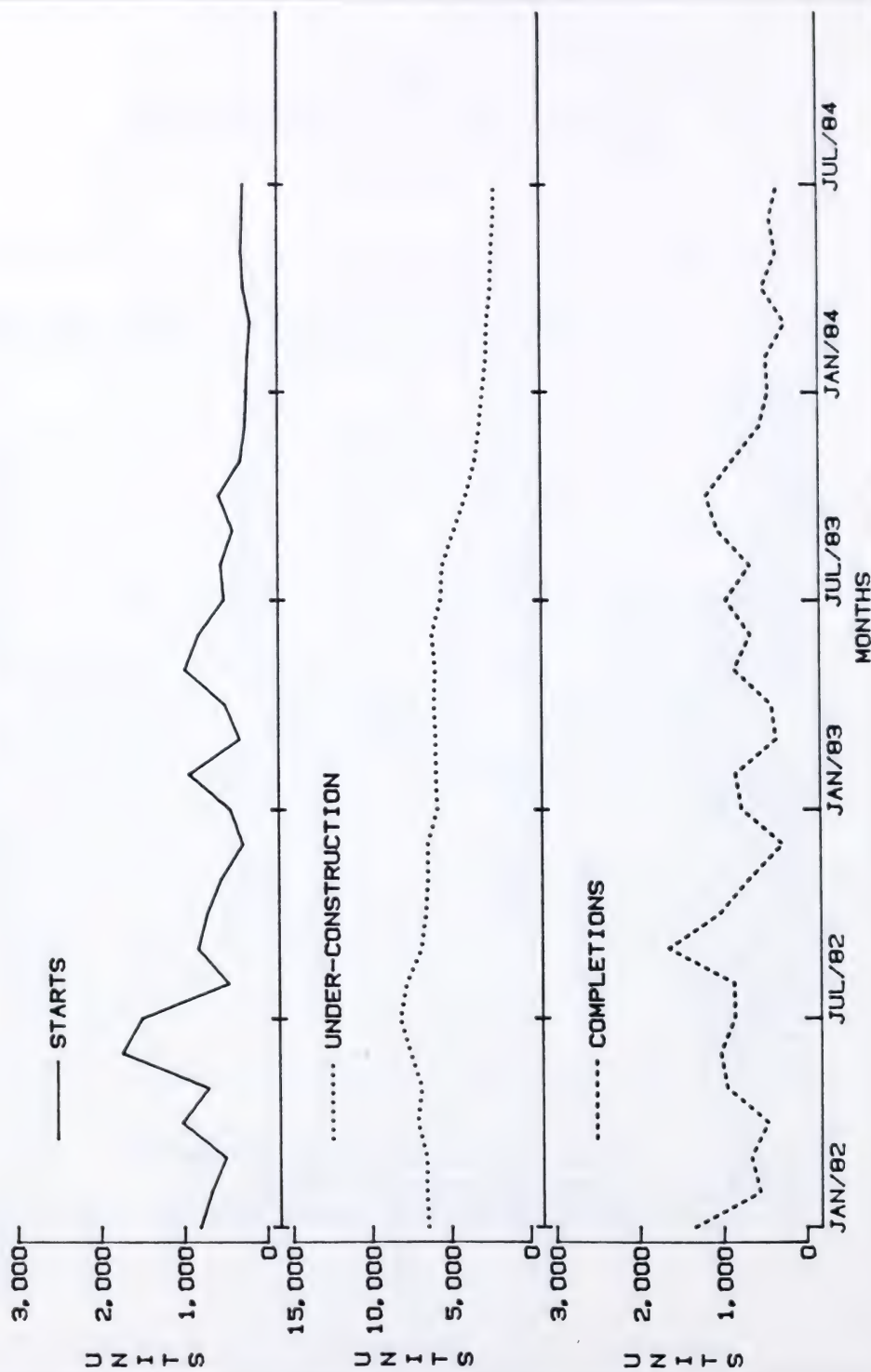


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1983			

	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	432	767	5805
FEBRUARY	922	839	5889
MARCH	315	346	5902
APRIL	492	403	5930
MAY	970	850	5905
JUNE	806	652	6120
JULY	500	943	5559
AUGUST	536	652	5422
SEPTEMBER	390	1040	4687
OCTOBER	559	1173	3926
NOVEMBER	295	859	3343
DECEMBER	236	531	3051

1984			

JANUARY	220	425	2845
FEBRUARY	204	448	2593
MARCH	173	216	2545
APRIL	258	491	2291
MAY	279	327	2237
JUNE	268	398	2097
JULY	257	295	2047
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH
URBAN ALBERTA

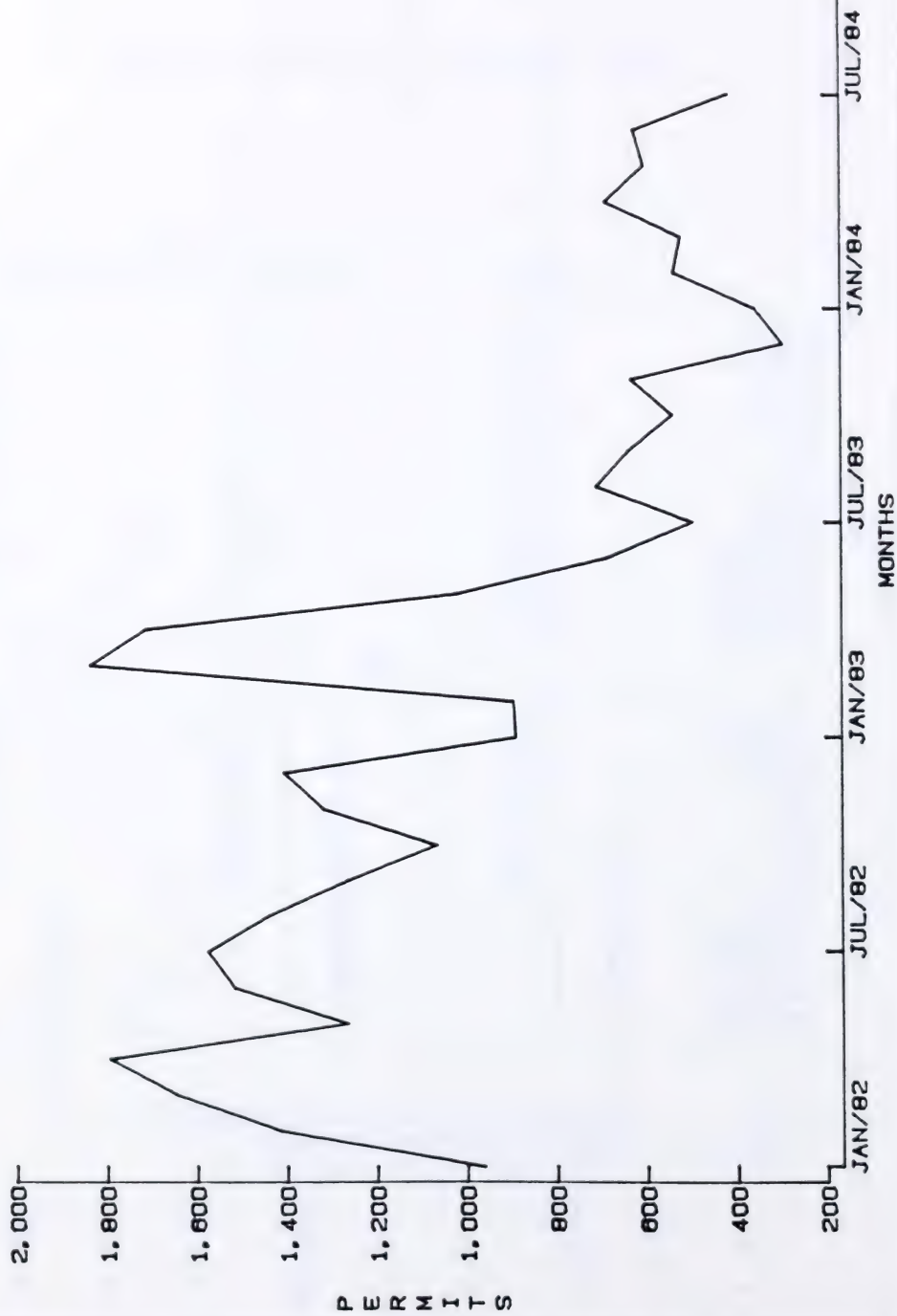


TABLE 11

JUL-84

RESIDENTIAL BUILDING PERMITS
URBAN ALBERTA

CITY	SINGLES	SEMLS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	156	2	0	0	158	5
CAMROSE	3	0	0	0	3	50
EDMONTON M.A.	159	14	0	0	173	-36
FORT McMURRAY	19	0	0	0	19	217
GRANDE PRAIRIE	7	0	0	0	7	75
LEDUC	1	0	0	0	1	-86
LETHBRIDGE	14	0	0	0	14	-22
LLOYDMINSTER(ALTA. PART)	23	0	0	0	23	188
MEDICINE HAT	1	0	0	0	1	-89
RED DEER	8	0	0	0	8	-27
SPRUCE GROVE	8	0	0	0	8	-20
TOTAL	399	16	0	0	415	-16

SOURCE: ALBERTA BUREAU OF STATISTICS
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 9
CUMULATIVE RESIDENTIAL BUILDING PERMITS
CALGARY AND EDMONTON

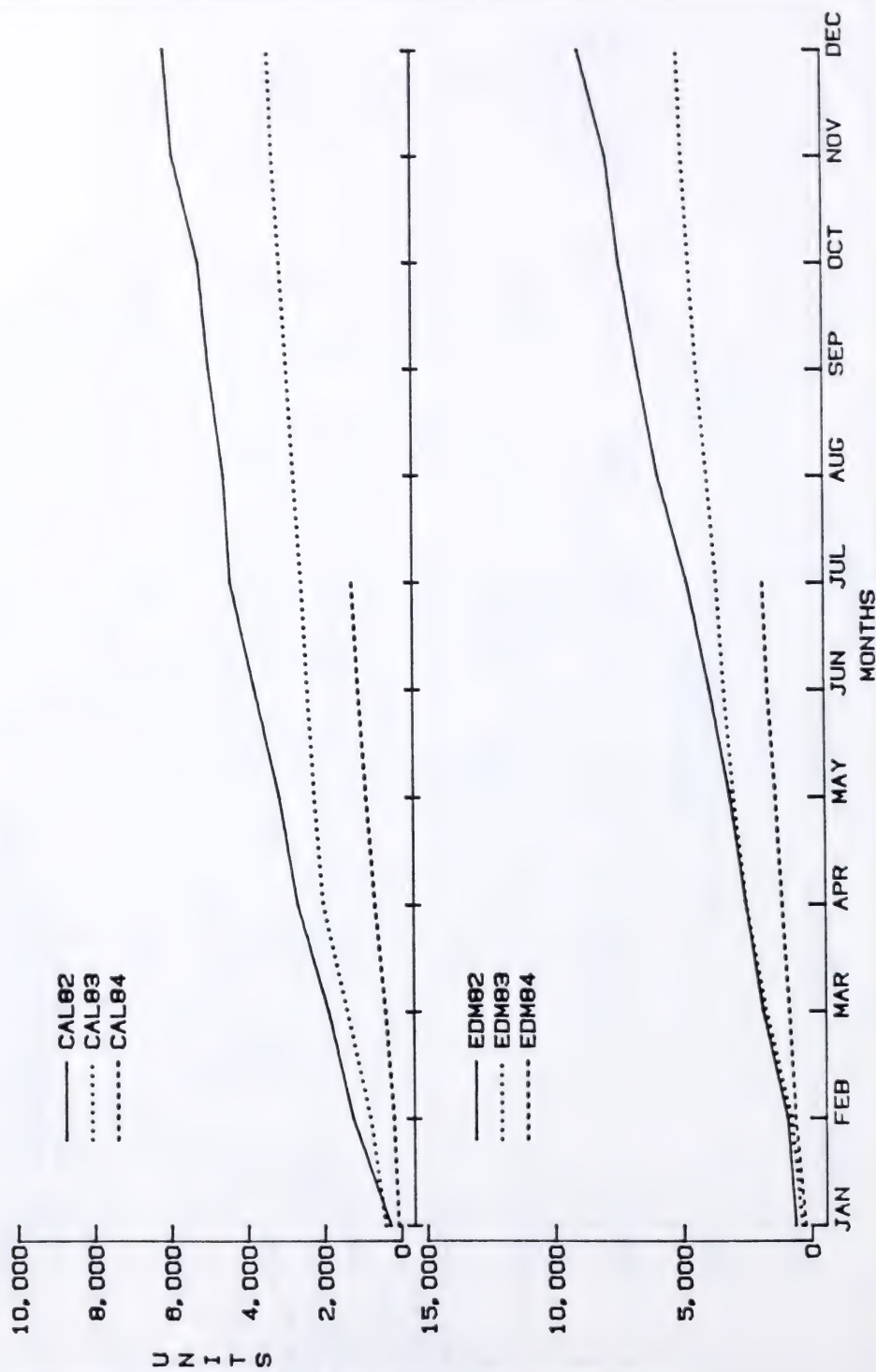


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY		CAMROSE		EDMONTON (METRO)		FORT MCMURRAY		GRAND PRAIRIE		LEDUC		LETHBRIDGE (ALTA. PART)		MEDICINE HAT		RED DEER		SPRUCE GROVE	
	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984
JANUARY	412	85	1	0	382	239	1	1	0	1	3	1	16	11	7	3	43	2	29	12
FEBRUARY	798	196	5	0	784	622	1	4	1	3	6	2	67	25	14	8	61	10	56	20
MARCH	1395	402	16	2	1740	855	3	10	4	8	30	2	151	50	86	20	85	23	141	35
APRIL	2015	670	37	17	2524	1118	11	15	12	17	54	3	276	112	111	32	120	33	225	62
MAY	2234	888	41	21	2990	1350	28	75	24	27	61	7	407	133	123	43	138	35	365	96
JUNE	2403	1087	47	23	3354	1642	31	92	27	43	66	7	475	161	132	92	150	42	394	106
JULY	2554	1245	49	26	3624	1815	37	111	31	50	73	8	493	175	140	115	159	43	405	114
AUGUST	2750		55		3970		59		41		77		561		154		174		426	
SEPTEMBER	2924		58		4368		63		46		79		575		158		187		439	
OCTOBER	3103		62		4644		71		51		80		593		172		197		452	
NOVEMBER	3286		64		4895		131		55		164		607		177		203		465	
DECEMBER	3399		64		5045		132		56		164		618		182		207		470	
PERCENT CHANGE	51		47		50		200		61		89		65		18		73		72	
TOTAL																				
YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUN	JUL	AUG	SEP	OCT	NOV	DEC	PERCENT CHANGE						
1983	894	1793	3655	5395	6433	7119	7119	7615	8324	8961	9501	10132	10427							
1984	358	895	1416	2103	2705	3329	3329	3744						51						

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 10
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED
URBAN ALBERTA

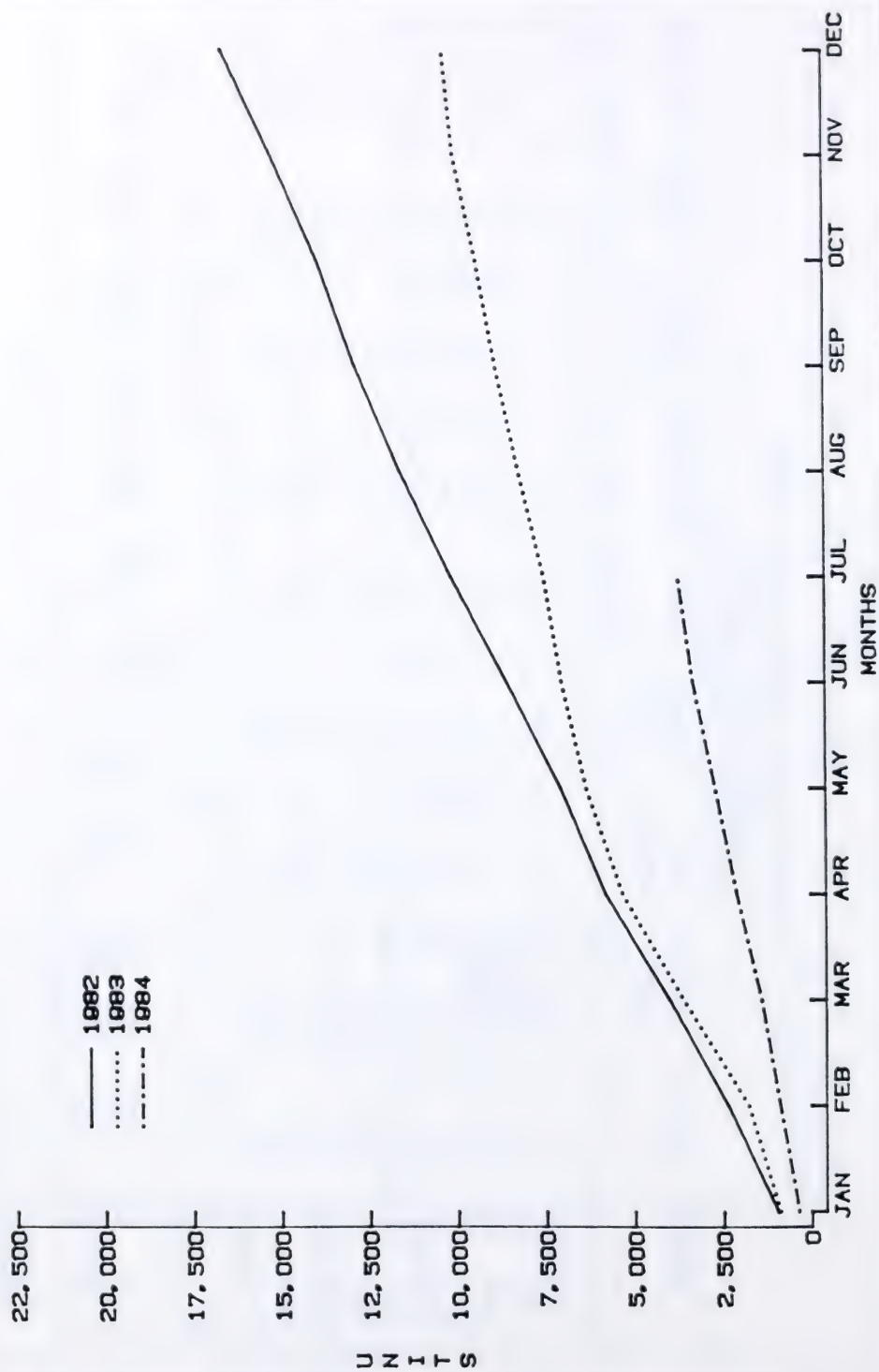


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1983-1984

	1983	1984	PERCENT CHANGE
JANUARY	894	358	-60
FEBRUARY	899	537	-40
MARCH	1862	521	-72
APRIL	1740	687	-61
MAY	1038	602	-42
JUNE	686	624	-9
JULY	496	415	-16
AUGUST	709		
SEPTEMBER	637		
OCTOBER	540		
NOVEMBER	631		
DECEMBER	295		
TOTAL	10427	3744	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 11
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
EDMONTON METRO

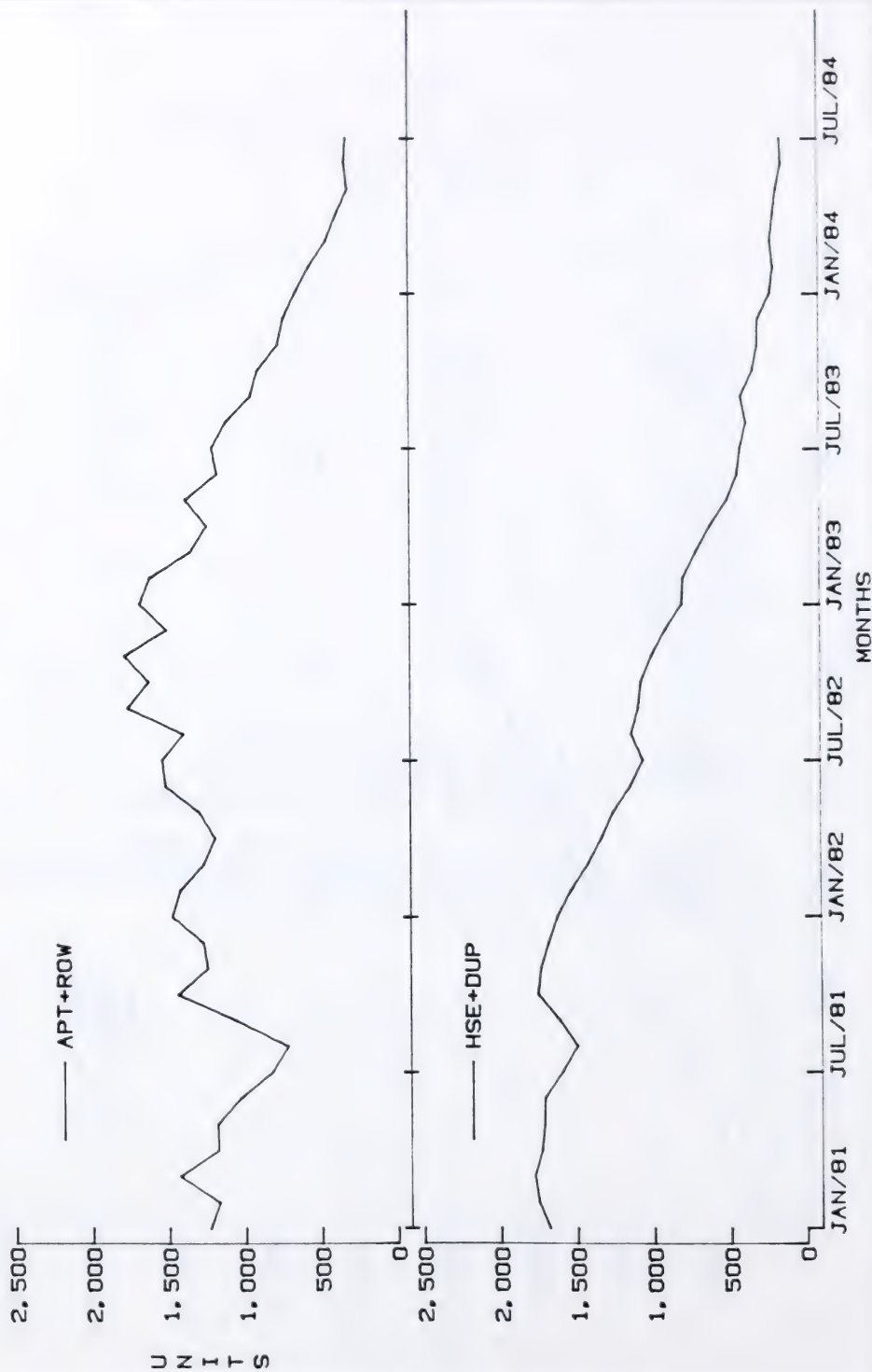


TABLE 14

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1983					

JANUARY	818	1681	2499	767	22
FEBRUARY	799	1616	2415	839	28
MARCH	714	1347	2061	346	25
APRIL	621	1242	1863	403	24
MAY	509	1381	1890	850	30
JUNE	442	1173	1615	652	36
JULY	421	1207	1628	943	36
AUGUST	382	1115	1497	652	34
SEPTEMBER	417	953	1370	1040	46
OCTOBER	338	905	1243	1173	51
NOVEMBER	304	772	1076	859	49
DECEMBER	301	736	1037	531	35

1984					

JANUARY	220	656	876	425	40
FEBRUARY	199	567	766	448	42
MARCH	218	456	674	216	31
APRIL	199	389	588	491	50
MAY	177	313	490	327	46
JUNE	143	332	475	398	47
JULY	151	323	474	295	38
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
CALGARY

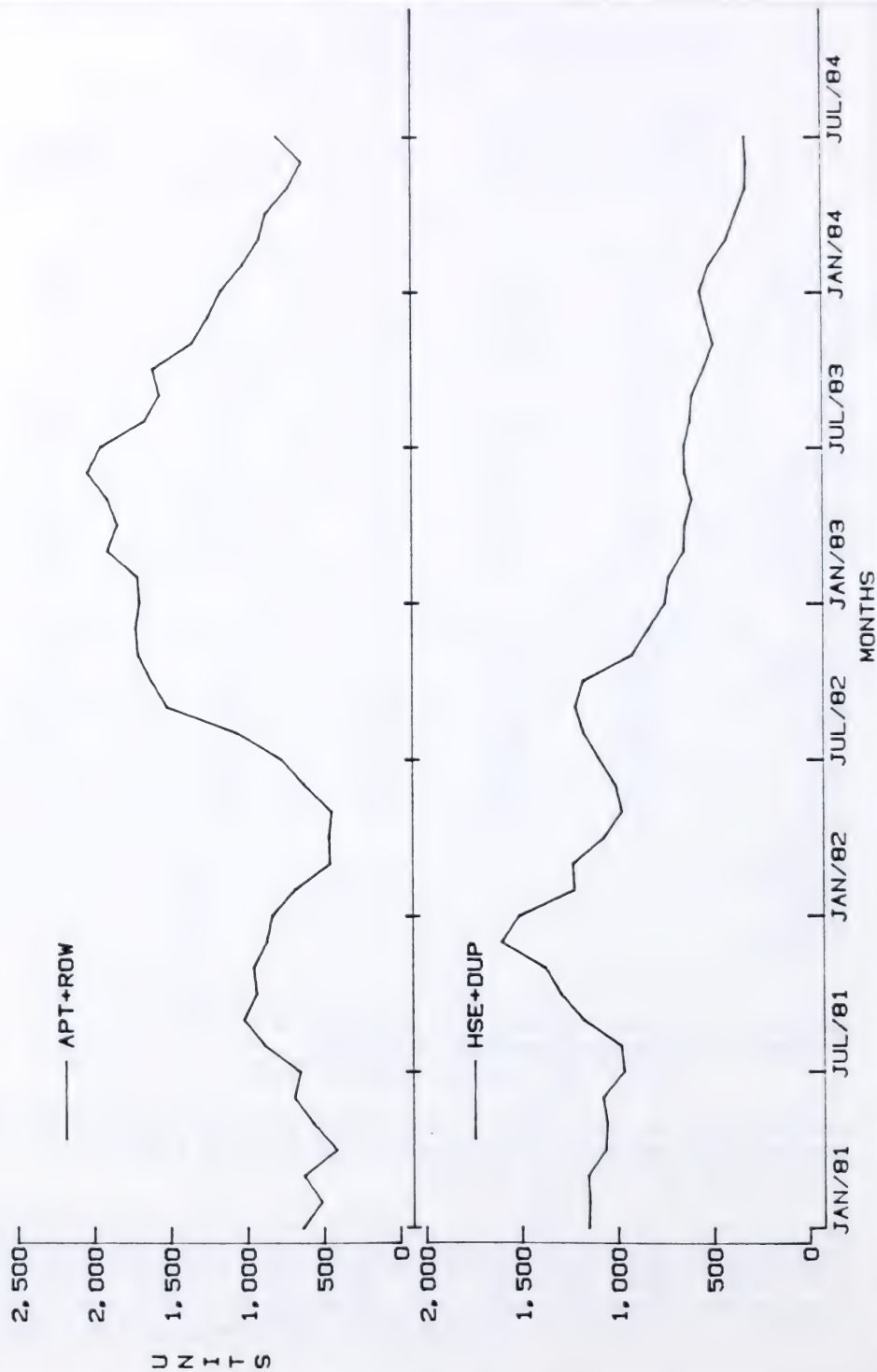


TABLE 15

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1983					
JANUARY	745	1695	2440	878	29
FEBRUARY	726	1709	2435	982	29
MARCH	646	1903	2549	1103	28
APRIL	640	1838	2478	574	21
MAY	604	1905	2509	894	26
JUNE	640	2033	2673	1155	27
JULY	644	1947	2591	636	22
AUGUST	612	1659	2271	302	22
SEPTEMBER	601	1563	2164	594	24
OCTOBER	541	1608	2149	698	25
NOVEMBER	491	1349	1840	743	36
DECEMBER	528	1245	1773	418	21

1984					
JANUARY	560	1161	1721	184	12
FEBRUARY	513	1020	1533	217	21
MARCH	420	911	1331	441	33
APRIL	371	866	1237	119	15
MAY	318	720	1038	280	32
JUNE	315	630	945	218	25
JULY	323	797	1120	740	34
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
 ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
 PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13
LISTINGS AND SALES
EDMONTON METRO

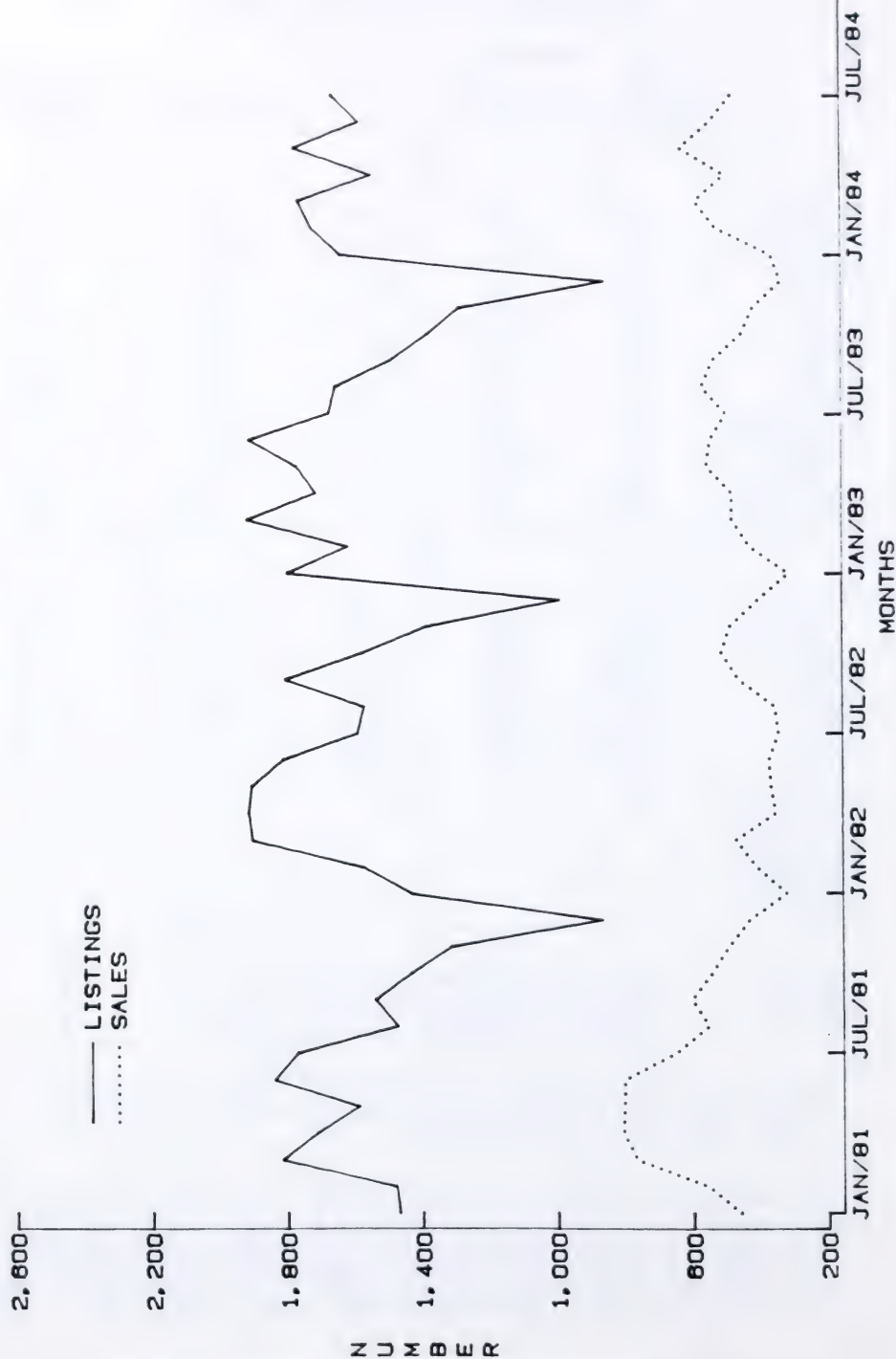


TABLE 16

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1983				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1796	313	.17	84785
FEBRUARY	1618	428	.26	87289
MARCH	1915	481	.25	89200
APRIL	1712	480	.28	87596
MAY	1769	555	.31	88756
JUNE	1909	545	.29	84974
JULY	1672	498	.30	84242
AUGUST	1653	569	.34	85846
SEPTEMBER	1490	536	.36	84494
OCTOBER	1380	451	.33	83161
NOVEMBER	1286	416	.32	85092
DECEMBER	856	333	.39	80332

1984				
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
MARCH	1763	586	.33	80798
APRIL	1546	499	.32	81237
MAY	1775	630	.35	77713
JUNE	1583	541	.34	82281
JULY	1662	479	.29	75800
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 14
LISTINGS AND SALES
CALGARY

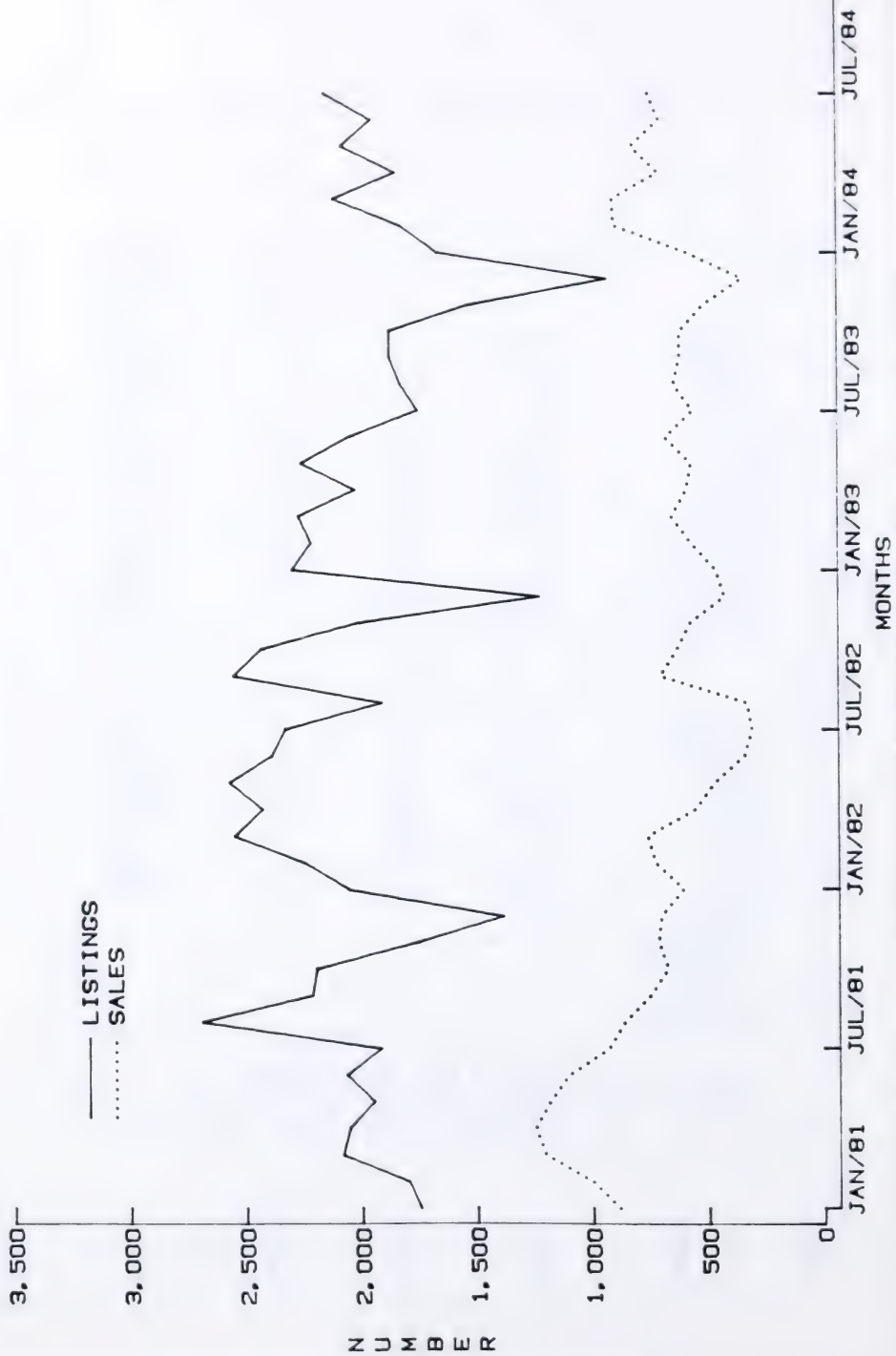


TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1983				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2296	464	.20	105813
FEBRUARY	2214	569	.26	104472
MARCH	2269	653	.29	103338
APRIL	2023	589	.29	102377
MAY	2265	568	.25	100747
JUNE	2047	679	.33	102488
JULY	1752	560	.32	100106
AUGUST	1827	642	.35	98660
SEPTEMBER	1873	615	.33	96176
OCTOBER	1635	499	.31	96613
NOVEMBER	1532	513	.33	91213
DECEMBER	931	345	.37	88566

1984				
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY	2152	747	.35	94185
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 15
AVERAGE SALE PRICES
CALGARY AND EDMONTON

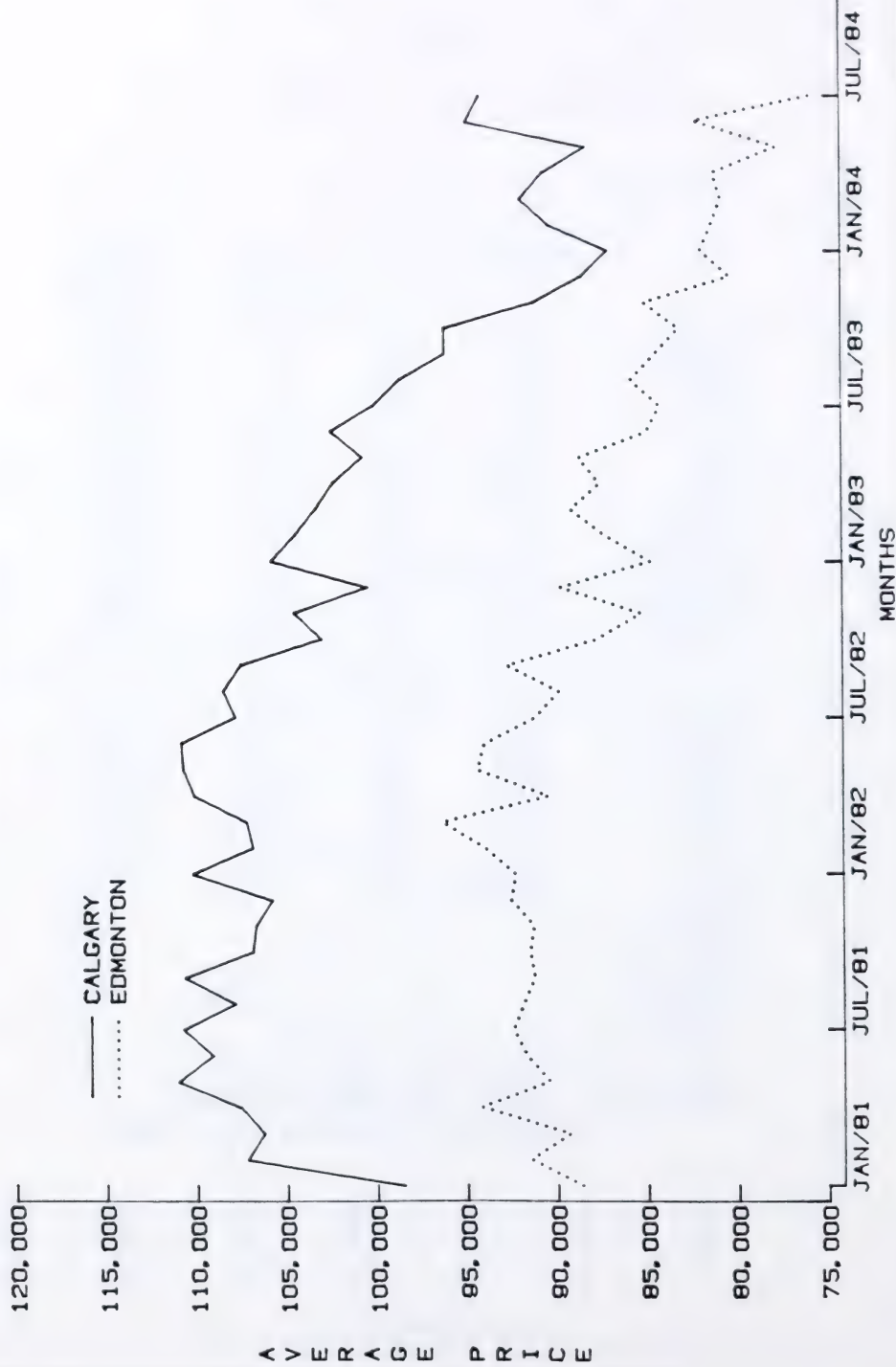


FIGURE 16
NEW HOUSING PRICE INDEXES
CALGARY AND EDMONTON
(1981=100)

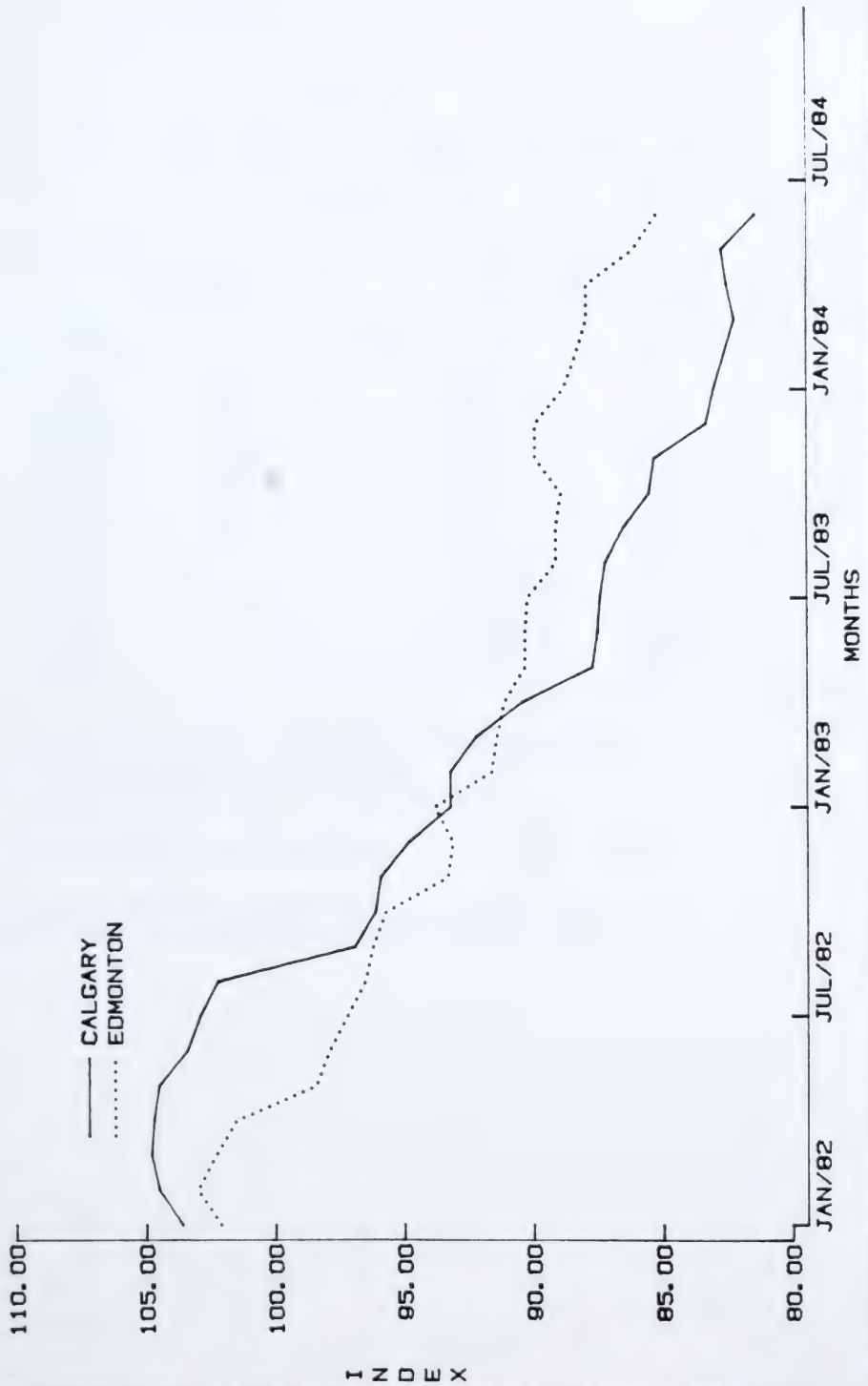


TABLE 18
NEW HOUSING PRICE INDICES*
1981=100

CALGARY**			EDMONTON***		
	1983	1984		1983	1984
JANUARY	93.2	83.0	JANUARY	93.8	88.8
FEBRUARY	93.2	82.6	FEBRUARY	91.6	88.3
MARCH	92.2	82.2	MARCH	91.4	87.9
APRIL	90.4	82.5	APRIL	91.1	87.9
MAY	87.7	82.7	MAY	90.3	86.1
JUNE	87.5	81.4	JUNE	90.3	85.2
JULY	87.4		JULY	90.2	
AUGUST	87.2		AUGUST	89.1	
SEPTEMBER	86.5		SEPTEMBER	89.1	
OCTOBER	85.5		OCTOBER	88.9	
NOVEMBER	85.3		NOVEMBER	89.9	
DECEMBER	83.3		DECEMBER	89.9	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

AL 1-6/1

0000000000

C2

OCT 01 1984

RESIDENTIAL CONSTRUCTION IN ALBERTA

AUGUST 1984

Alberta
DEPARTMENT OF HOUSING

ISSN 0823-3047

TABLE OF CONTENTS

	<u>Page</u>
A. <u>Highlights</u>	1
B. <u>Residential Construction Starts</u>	
Table 1: Housing Starts by Type and Towns	5
Table 2: January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	7
Table 3: Total Housing Starts by Month: 1983 - 1984	9
Table 4: Total Single and Multiple Housing Starts by Month: 1983 - 1984	12
Table 5: Total Single and Multiple Housing Starts in Calgary and Edmonton by Month: 1983 - 1984	13
Table 6: Quarterly Housing Starts in Alberta (All Areas)	15
Table 7: Housing Completions by Type and Towns	16
Table 8: Housing Under-Construction by Type and Towns	17
Table 9: Starts, Completions and Under-Construction - Calgary	19
Table 10: Starts, Completions and Under-Construction - Edmonton	21
* * * *	
Figure 1: Cumulative Housing Starts - Calgary and Edmonton	6
Figure 2: Total Number of Housing Starts	8
Figure 3: Multiples as a Percentage of Total Starts - Urban Alberta	10
Figure 4: Multiples as a Percentage of Total Starts - Calgary and Edmonton	12
Figure 5: Cumulative Quarterly Housing Starts - Urban Areas	14
Figure 6: Starts, Completions and Under-Construction - Calgary	18
Figure 7: Starts, Completions and Under-Construction - Edmonton	20
C. <u>Residential Building Permits</u>	
Table 11: Building Permits by Type and Towns	23
Table 12: January to Date Building Permits by Type and Towns, Compared With Same Period in the Previous Year	25
Table 13: Total Building Permits by Month: 1983 - 1984	27
* * * *	
Figure 8: Total Number of Building Permits Issued Each Month - Urban Alberta	22
Figure 9: Cumulative Building Permits - Calgary and Edmonton	24
Figure 10: Cumulative Building Permits - Urban Alberta	26

D. Newly Completed and Unoccupied Dwellings

Table 14:	Newly Completed and Unoccupied Dwellings by Month - Edmonton	29
Table 15:	Newly Completed and Unoccupied Dwellings by Month - Calgary	31

* * * *

Figure 11:	Newly Completed and Unoccupied Dwellings - Edmonton	28
Figure 12:	Newly Completed and Unoccupied Dwellings - Calgary	30

E. Multiple Listings Service (M.L.S.)

Table 16:	Residential Listings, Sales and Price by Month - Edmonton (1983 - 1984)	33
Table 17:	Residential Listings, Sales and Price by Month - Calgary (1983 - 1984)	35

* * * *

Figure 13:	Listings and Sales - Edmonton	32
Figure 14:	Listings and Sales - Calgary	34
Figure 15:	Average Sales Prices - Calgary and Edmonton	36

F. New Housing Price Indexes

Table 18:	New Housing Price Indexes in Calgary and Edmonton by Month: 1981 - 1982	38
-----------	--	----

* * * *

Figure 16:	New Housing Price Indexes in Calgary and Edmonton	37
------------	---	----

AUGUST, 1984

A. RESIDENTIAL CONSTRUCTION STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION

1. ALBERTA:

- IN THE SECOND QUARTER, HOUSING STARTS IN ALBERTA DECREASED BY 69% FROM 6,987 IN 1983 TO 2,186 IN 1984.

2. URBAN ALBERTA:

- TOTAL RESIDENTIAL CONSTRUCTION STARTS IN URBAN ALBERTA AMOUNTED TO 495 UNITS IN AUGUST, 1984, A DECREASE OF 47% OVER THE SAME MONTH LAST YEAR.
- IN THE PERIOD JANUARY TO AUGUST, 3,879 WERE STARTED. THIS IS A DECREASE OF 64% FROM THE 10,639 UNITS THAT WERE STARTED IN THE SAME PERIOD LAST YEAR.
- THE TOTAL OF 495 UNITS STARTED ARE COMPRISED OF 479 SINGLES AND 16 MULTIPLES. MULTIPLES REPRESENT 3% OF THE TOTAL STARTS.
- TOTAL STARTS INCREASED OVER LAST MONTH IN LLOYDMINSTER (10%) AND LEDUC (N/A). IN ALL OTHER CITIES, STARTS DROPPED.

3. CALGARY:

- IN CALGARY A TOTAL OF 192 UNITS WERE STARTED. THIS IS A DECREASE OF 8% FROM LAST MONTH'S TOTAL OF 209.

- THE TOTAL OF 192 STARTS IS MADE UP OF 188 SINGLES AND 4 MULTIPLES. MULTIPLES REPRESENT 2% OF THE TOTAL UNITS IN CALGARY THIS MONTH.
- COMPARED TO LAST MONTH, THE SINGLES TOTAL OF 188 HAS DECREASED (9%) AND THE MULTIPLES TOTAL OF 4 HAS INCREASED (100%).
- THERE WERE ALSO 282 UNITS COMPLETED (A DECREASE OF 62% OVER LAST MONTH) AND 1,149 UNITS UNDER-CONSTRUCTION (A DECREASE OF 7% OVER LAST MONTH).

4. EDMONTON:

- IN EDMONTON A TOTAL OF 221 UNITS WERE STARTED. THIS IS A DECREASE OF 14% FROM LAST MONTH'S TOTAL OF 257.
- THE TOTAL OF 221 IS MADE UP OF 209 SINGLES AND 12 MULTIPLES. MULTIPLES REPRESENT 5% OF THE TOTAL UNITS IN EDMONTON THIS MONTH.
- COMPARED TO LAST MONTH, THE SINGLES TOTAL OF 209 HAS DECREASED (19%) AND THE MULTIPLES TOTAL OF 5 HAS INCREASED (N/A).
- THERE WERE ALSO 325 UNITS COMPLETED (AN INCREASE OF 10% OVER LAST MONTH) AND 1,939 UNITS UNDER-CONSTRUCTION (A DECREASE OF 5% OVER LAST MONTH).

B. RESIDENTIAL BUILDING PERMITS ISSUED

- A TOTAL OF 327 BUILDING PERMITS WERE ISSUED IN AUGUST, 1984. THIS IS A DECREASE OF 54% OVER THE SAME MONTH LAST YEAR.
- IN THE PERIOD JANUARY TO AUGUST, 4,071 PERMITS WERE ISSUED, A DECREASE OF 51% FROM THE 8,324 THAT WERE ISSUED OVER THE SAME TIME PERIOD LAST YEAR.
- THERE WAS AN INCREASE IN THE NUMBER OF BUILDING PERMITS ISSUED IN LLOYDMINSTER (30%), CAMROSE (33%), RED DEER (125%), LEDUC (200%) AND MEDICINE HAT (600%). IN ALL OTHER CITIES BUILDING PERMITS DROPPED.

C. NEWLY COMPLETED AND UNOCCUPIED DWELLINGS

1. EDMONTON:

- A TOTAL OF 459 NEWLY COMPLETED AND UNOCCUPIED DWELLINGS, (161 HOUSES AND DUPLEXES AND 298 APARTMENTS AND ROWHOUSES) WERE AVAILABLE IN AUGUST.
- NEWLY COMPLETED AND UNOCCUPIED DWELLINGS DECREASED BY 3% OVER LAST MONTH.
- 43% OF THE NEWLY COMPLETED DWELLINGS WERE ABSORBED INTO THE MARKET COMPARED TO THE 38% ABSORPTION RATE OF LAST MONTH.

2. CALGARY:

- A TOTAL OF 980 NEWLY COMPLETED AND UNOCCUPIED DWELLINGS (327 HOUSES AND DUPLEXES AND 653 APARTMENTS AND ROWHOUSES) WERE AVAILABLE.
- NEWLY COMPLETED AND UNOCCUPIED DWELLINGS DECREASED BY 125% OVER LAST MONTH.
- THE ABSORPTION RATE DROPPED TO 30% FROM THE 33% LAST MONTH.

D. RESIDENTIAL LISTINGS, SALES AND PRICE

1. EDMONTON:

- 488, OR 35%, OF THE 1,411 PROPERTIES LISTED FOR SALE WERE SOLD AT AN AVERAGE SELLING PRICE OF \$82,859.
- LISTINGS DECREASED BY 15%, SALES INCREASED BY 2%, AND THE SELLING PRICE HAS INCREASED BY 9% OVER LAST MONTH.



2. CALGARY:

- 751 OR 40%, OF THE 1,895 PROPERTIES LISTED FOR SALE WERE SOLD AT AN AVERAGE SELLING PRICE OF \$89,342.
- LISTINGS DECREASED BY 12%, SALES INCREASED BY 1%, AND THE SELLING PRICE HAS DECREASED BY 5% OVER LAST MONTH.

E. NEW HOUSING PRICE INDEXES

1. CALGARY:

- IN JULY, 1984, THE INDEX DROPPED TO 81.2, A DECREASE OF 7% OVER THE SAME PERIOD LAST YEAR.

2. EDMONTON:

- IN JULY, 1984, THE INDEX DECREASED TO 83.9, A DROP OF 7% OVER THE SAME MONTH LAST YEAR.

TABLE 1

AUG-84

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	188	0	4	0	192	-8
CAMROSE	2	0	0	0	2	-71
EDMONTON M.A.	209	12	0	0	221	-59
FORT MCMURRAY	33	0	0	0	33	200
GRANDE PRAIRIE	8	0	0	0	8	-91
LEDUC	2	0	0	0	2	-50
LETHBRIDGE	16	0	0	0	16	-24
LLOYDMINSTER(ALTA. PART)	11	0	0	0	11	22
MEDICINE HAT	1	0	0	0	1	-90
RED DEER	7	0	0	0	7	-56
SPRUCE GROVE	2	0	0	0	2	-90
TOTAL	479	12	4	0	495	-47

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 1
CUMULATIVE HOUSING STARTS
CALGARY AND EDMONTON

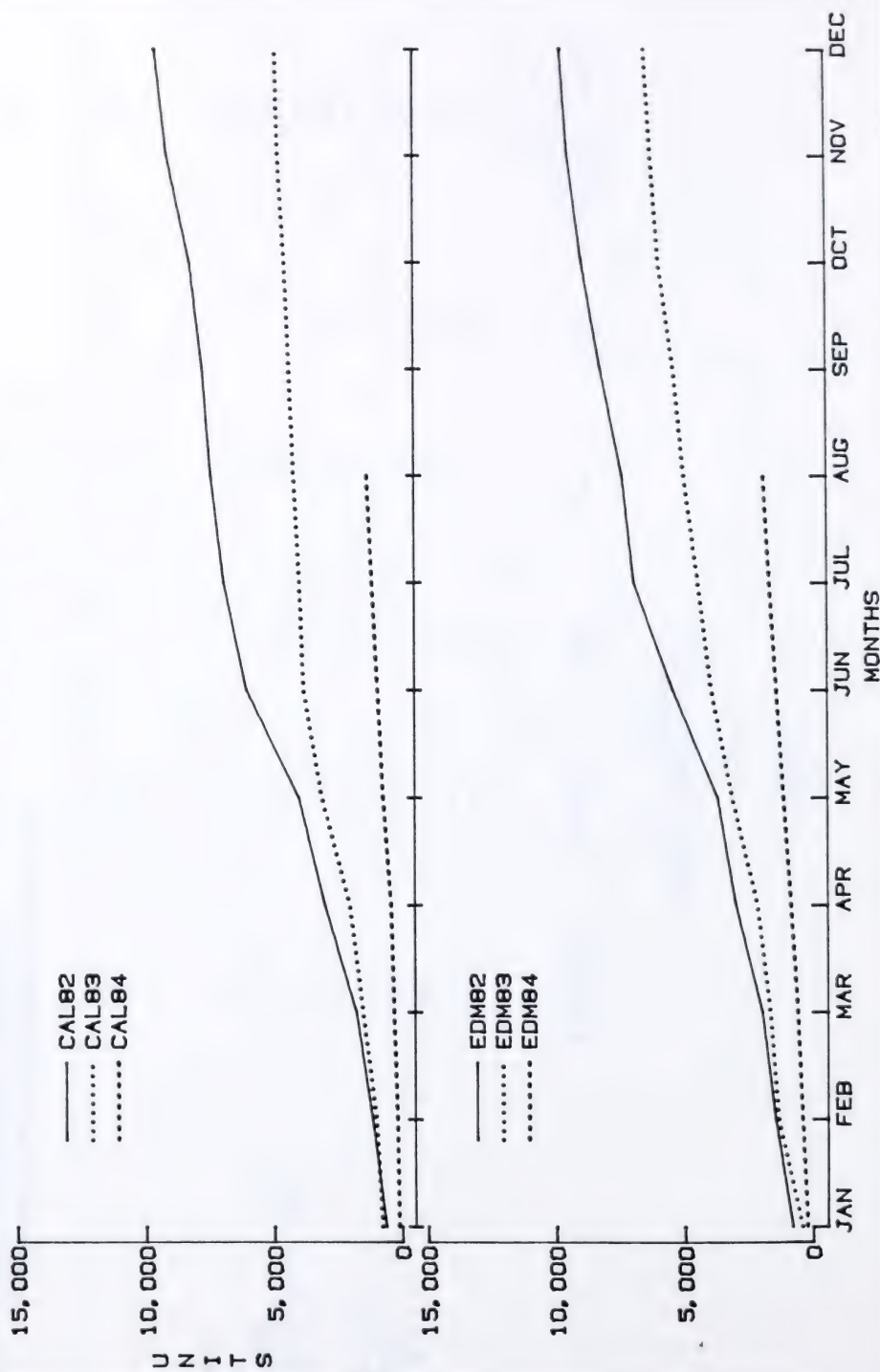


TABLE 2

AUG-84

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT		TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984
CALGARY	2407	1292	74	4	319	44	1382	0	4182	1340
CAMROSE	43	13	0	0	0	0	12	12	55	25
EDMONTON M.A.	2779	1706	110	28	506	146	1578	0	4973	1880
FORT MCMURRAY	71	70	0	0	0	0	0	52	71	122
GRANDE PRAIRIE	29	64	2	6	0	0	65	0	96	70
LEDUC	68	14	0	0	0	0	0	0	68	14
LETHBRIDGE	273	129	40	14	19	0	170	5	502	148
LLOYDMINSTER(ALTA. PART)	49	51	0	0	0	8	0	0	49	59
MEDICINE HAT	135	48	8	2	36	0	0	0	179	50
RED DEER	218	106	30	0	61	21	112	4	421	131
SPRUCE GROVE	43	40	0	0	0	0	0	0	43	40
TOTAL	6115	3533	264	54	941	219	3319	73	10639	3879
PERCENT CHANGE BY TYPE		-42	-80	-77				-98		-64

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 2
TOTAL NUMBER OF STARTS EACH MONTH
URBAN ALBERTA

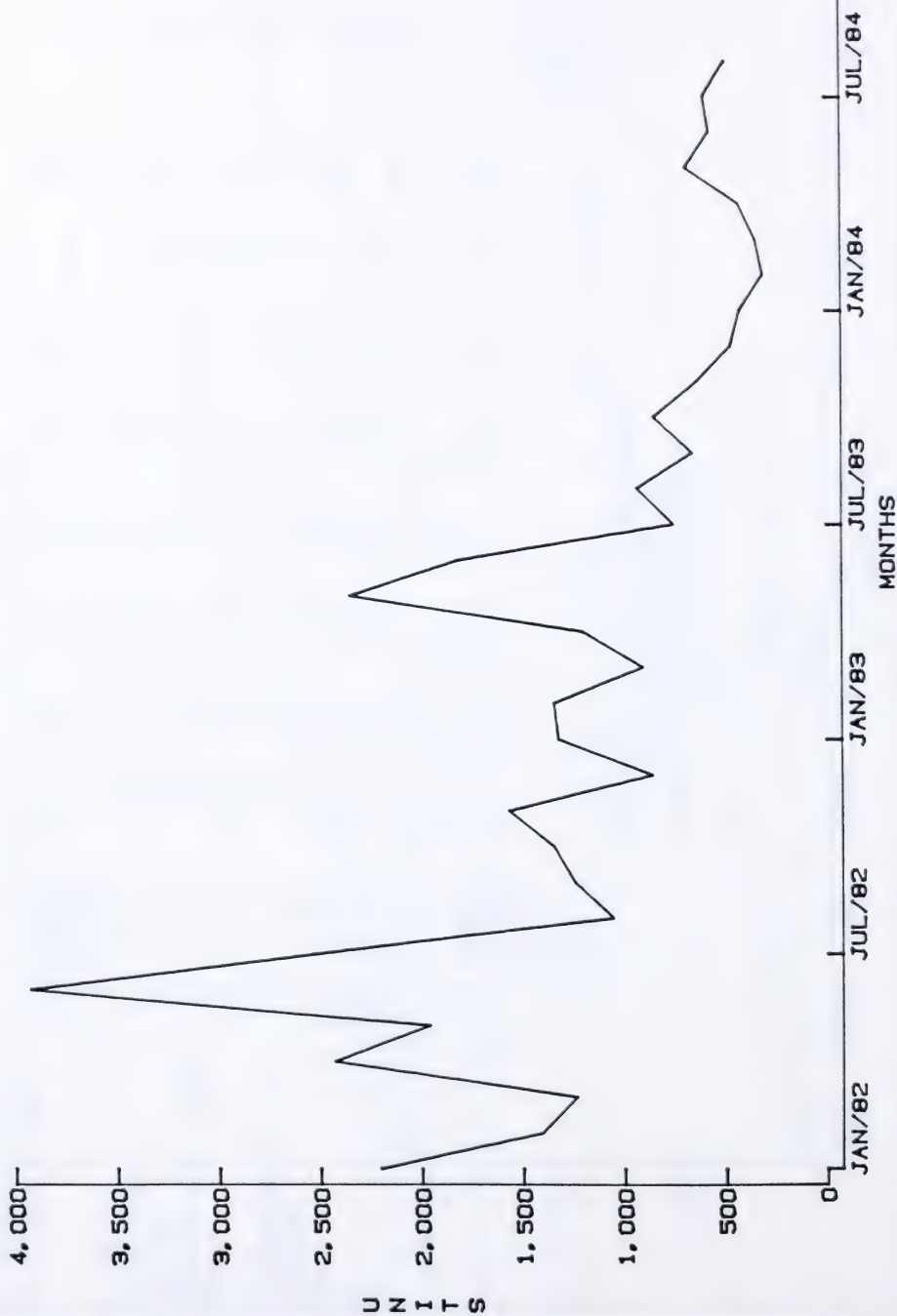


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA
1983-1984

	1983	1984	PERCENT CHANGE
JANUARY	1325	425	-68
FEBRUARY	1346	311	-77
MARCH	908	349	-62
APRIL	1205	432	-64
MAY	2351	691	-71
JUNE	1815	574	-68
JULY	755	602	-20
AUGUST	934	495	-47
SEPTEMBER	661		
OCTOBER	850		
NOVEMBER	636		
DECEMBER	470		
TOTAL	13256	3879	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
URBAN ALBERTA

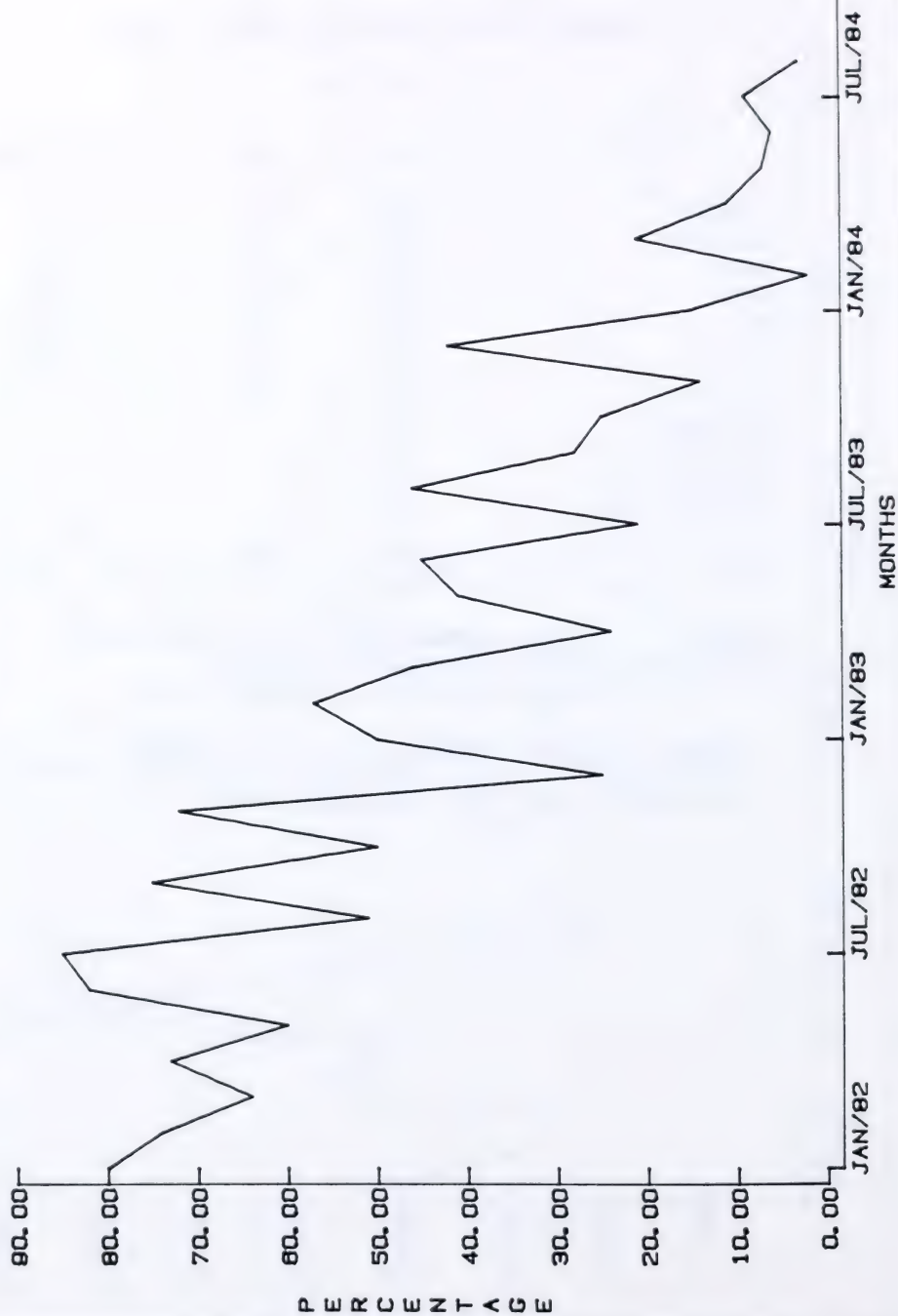


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1983-1984				
1983				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	1325	658	667	50
FEBRUARY	1346	583	763	57
MARCH	908	489	419	46
APRIL	1205	916	289	24
MAY	2351	1377	974	41
JUNE	1815	991	824	45
JULY	755	595	160	21
AUGUST	934	506	428	46
SEPTEMBER	661	474	187	28
OCTOBER	850	641	209	25
NOVEMBER	636	544	92	14
DECEMBER	470	271	199	42
TOTAL	13256	8045	5211	39
1984				
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY	691	642	49	7
JUNE	574	539	35	6
JULY	602	546	56	9
AUGUST	495	479	16	3
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	3879	3533	346	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
 MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
EDMONTON AND CALGARY

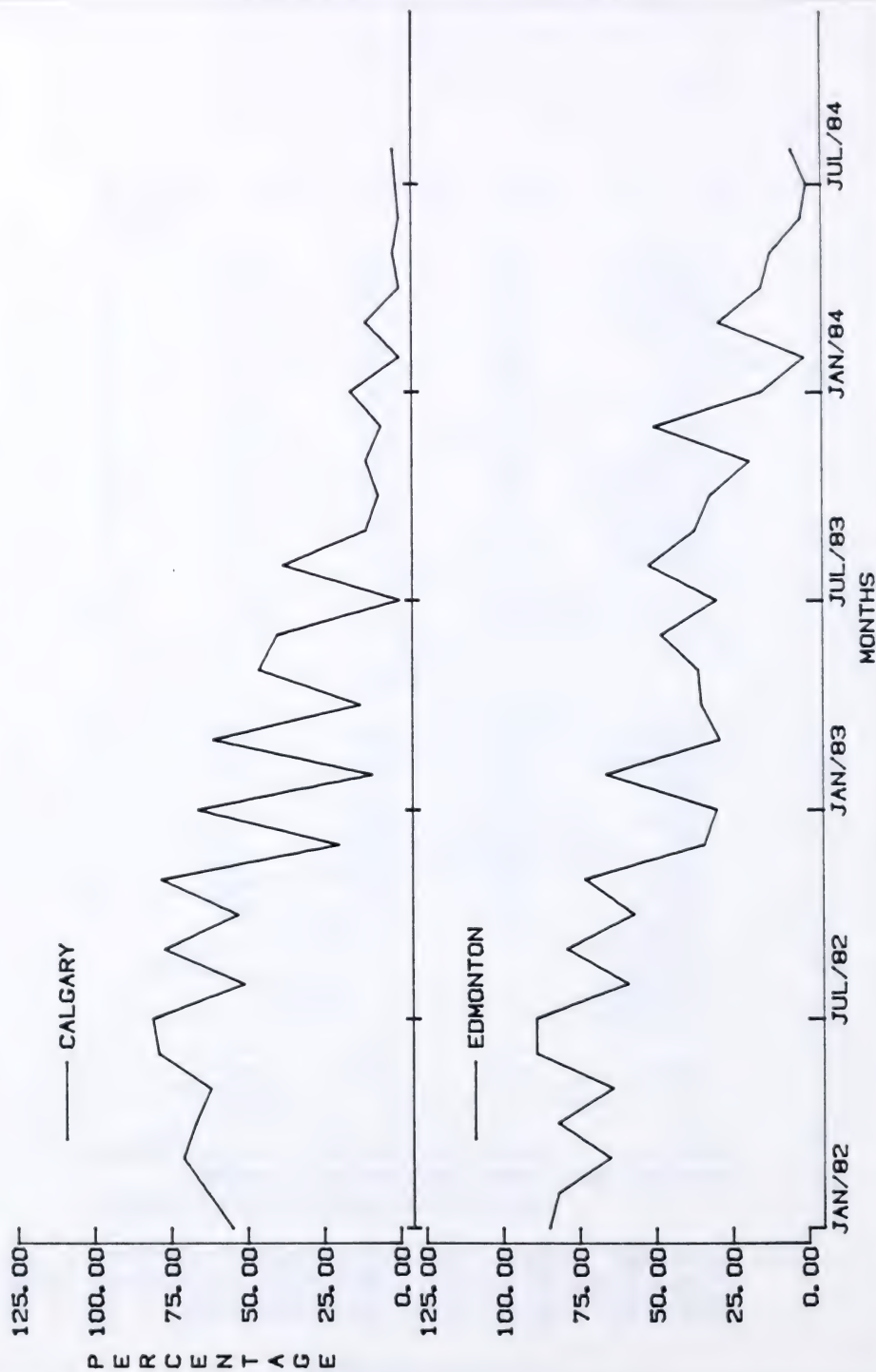


TABLE 5

SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1983						EDMONTON (METRO)					
CALGARY			MULTI AS A PERCENT OF TOTAL			TOTAL			MULTI AS A PERCENT OF TOTAL		
TOTAL	SINGLES	MULTI				TOTAL	SINGLES	MULTI			
JANUARY	787	271	516	66		JANUARY	432	303	129	30	
FEBRUARY	229	209	20	9		FEBRUARY	922	316	606	66	
MARCH	522	201	321	61		MARCH	315	223	92	29	
APRIL	500	435	65	13		APRIL	492	319	173	35	
MAY	1076	581	495	46		MAY	970	621	349	36	
JUNE	699	420	279	40		JUNE	806	387	419	52	
JULY	161	161	0	0		JULY	500	352	148	30	
AUGUST	208	129	79	38		AUGUST	536	258	278	52	
SEPTEMBER	176	156	20	11		SEPTEMBER	390	245	145	37	
OCTOBER	176	164	12	7		OCTOBER	559	380	179	32	
NOVEMBER	244	218	26	11		NOVEMBER	295	239	56	19	
DECEMBER	104	98	6	6		DECEMBER	236	118	118	50	
TOTAL	4882	3043	1839	38		TOTAL	6453	3761	2692	42	
1984						EDMONTON (METRO)					
CALGARY			MULTI AS A PERCENT OF TOTAL			TOTAL			MULTI AS A PERCENT OF TOTAL		
JANUARY	142	119	23	16		JANUARY	220	188	32	15	
FEBRUARY	57	57	0	0		FEBRUARY	204	202	2	1	
MARCH	127	113	14	11		MARCH	173	122	51	29	
APRIL	105	105	0	0		APRIL	258	219	39	15	
MAY	306	301	5	2		MAY	279	245	34	12	
JUNE	202	202	0	0		JUNE	268	264	4	1	
JULY	209	207	2	1		JULY	257	257	0	0	
AUGUST	192	188	4	2		AUGUST	221	209	12	5	
SEPTEMBER						SEPTEMBER					
OCTOBER						OCTOBER					
NOVEMBER						NOVEMBER					
DECEMBER						DECEMBER					
TOTAL	1340	1292	48			TOTAL	1880	1706	174		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 5
CUMULATIVE QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

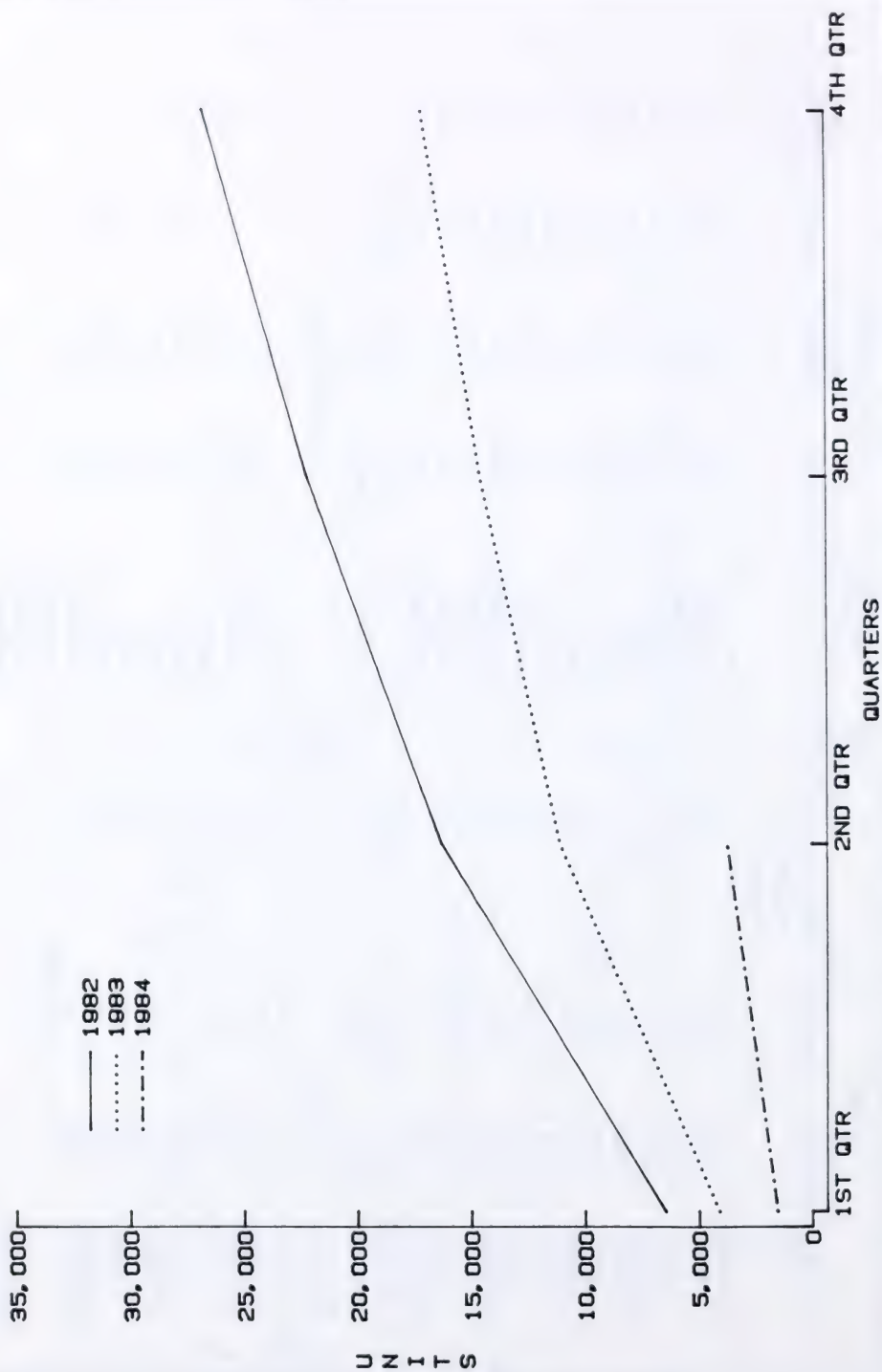


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1983 - 1984	
	1983	1984
		PERCENT CHANGE
FIRST QUARTER	4101	-62
SECOND QUARTER	6987	-69
THIRD QUARTER	3478	
FOURTH QUARTER	2568	
	----	----
TOTAL	17134	3734

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 7

AUG-84

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	179	0	0	103	282	-7
CAMROSE	0	0	0	0	0	-100
EDMONTON M.A.	184	0	23	118	325	-50
FORT MCMURRAY	9	0	0	0	9	-50
GRANDE PRAIRIE	11	4	0	0	15	88
LEDUC	4	0	0	0	4	-76
LETHBRIDGE	13	0	0	0	13	-71
LLOYDMINSTER(ALTA. PART)	8	0	0	0	8	167
MEDICINE HAT	7	0	0	0	7	0
RED DEER	25	0	10	0	35	13
SPRUCE GROVE	2	0	0	0	2	-83
TOTAL	442	4	33	221	700	-37

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 8

AUG-84

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	817	50	111	171	1149	-76
CAMROSE	7	0	0	12	19	-77
EDMONTON M.A.	908	40	159	832	1939	-64
FORT MCMURRAY	36	0	0	0	36	-64
GRANDE PRAIRIE	32	0	0	0	32	-64
LEDUC	3	0	0	0	3	-91
LETHBRIDGE	97	8	0	35	140	-63
LLOYDMINSTER(ALTA. PART)	28	0	8	0	36	-63
MEDICINE HAT	27	0	0	0	27	-81
RED DEER	23	0	25	294	342	-35
SPRUCE GROVE	8	0	0	0	8	-70
TOTAL	1986	98	303	1344	3731	-68

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
CALGARY

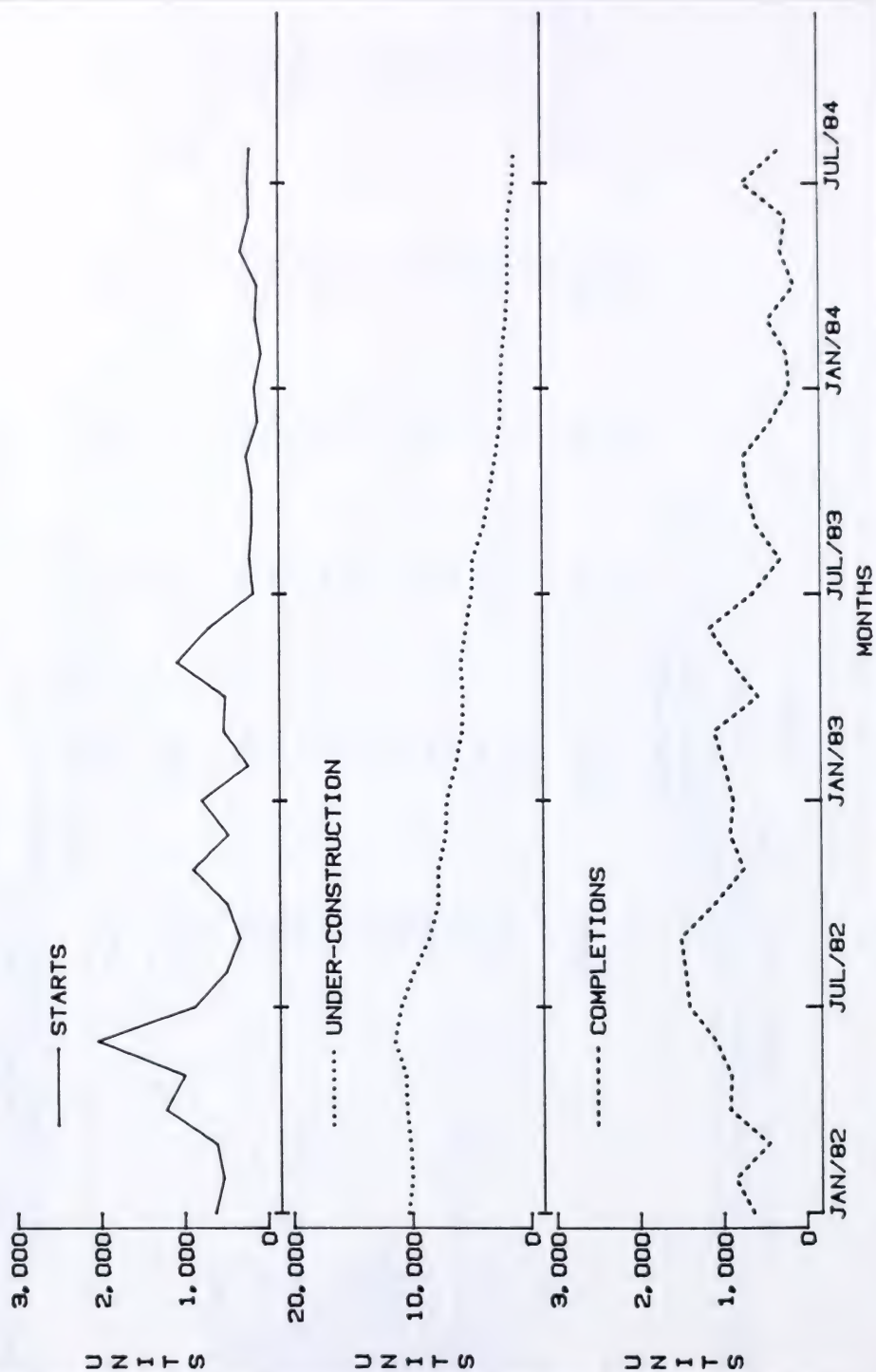


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1983			

	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	787	878	7061
FEBRUARY	229	982	6312
MARCH	522	1103	5731
APRIL	500	574	5657
MAY	1076	894	5838
JUNE	699	1155	5381
JULY	161	636	4903
AUGUST	208	302	4808
SEPTEMBER	176	594	3854
OCTOBER	176	698	3331
NOVEMBER	244	743	2840
DECEMBER	104	418	2428

1984			

JANUARY	142	184	2386
FEBRUARY	57	217	2226
MARCH	127	441	1910
APRIL	105	119	1710
MAY	306	280	1737
JUNE	202	218	1717
JULY	209	738	1242
AUGUST	192	282	1149
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 7
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
EDMONTON

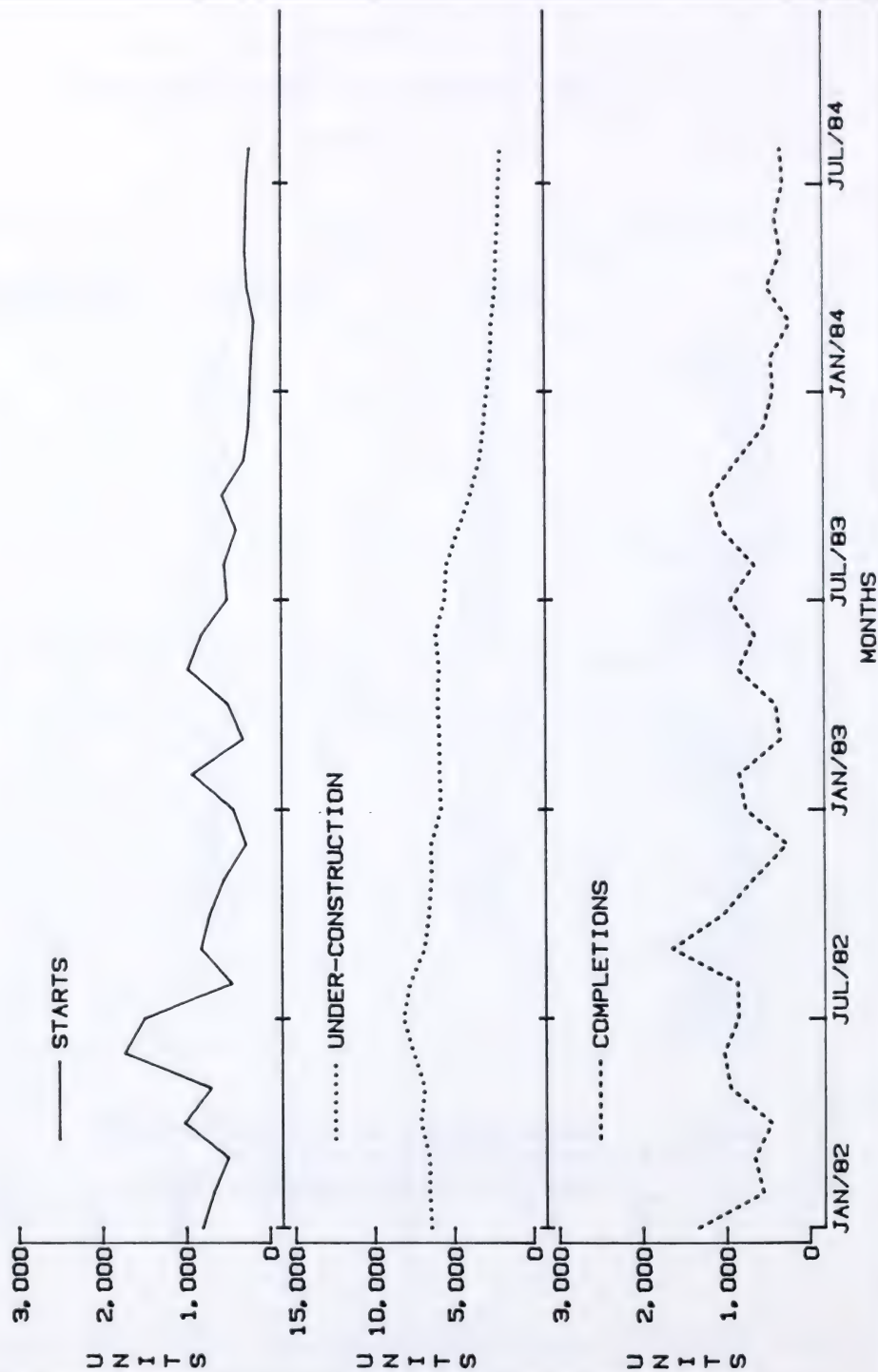


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

----- 1983 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	432	767	5805
FEBRUARY	922	839	5889
MARCH	315	346	5902
APRIL	492	403	5990
MAY	970	850	5905
JUNE	806	652	6120
JULY	500	943	5559
AUGUST	536	652	5422
SEPTEMBER	390	1040	4687
OCTOBER	559	1173	3926
NOVEMBER	295	859	3343
DECEMBER	236	531	3051
----- 1984 -----			
JANUARY	220	425	2845
FEBRUARY	204	448	2593
MARCH	173	216	2545
APRIL	258	491	2291
MAY	279	327	2237
JUNE	268	398	2097
JULY	257	295	2051
AUGUST	221	325	1939
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH
URBAN ALBERTA

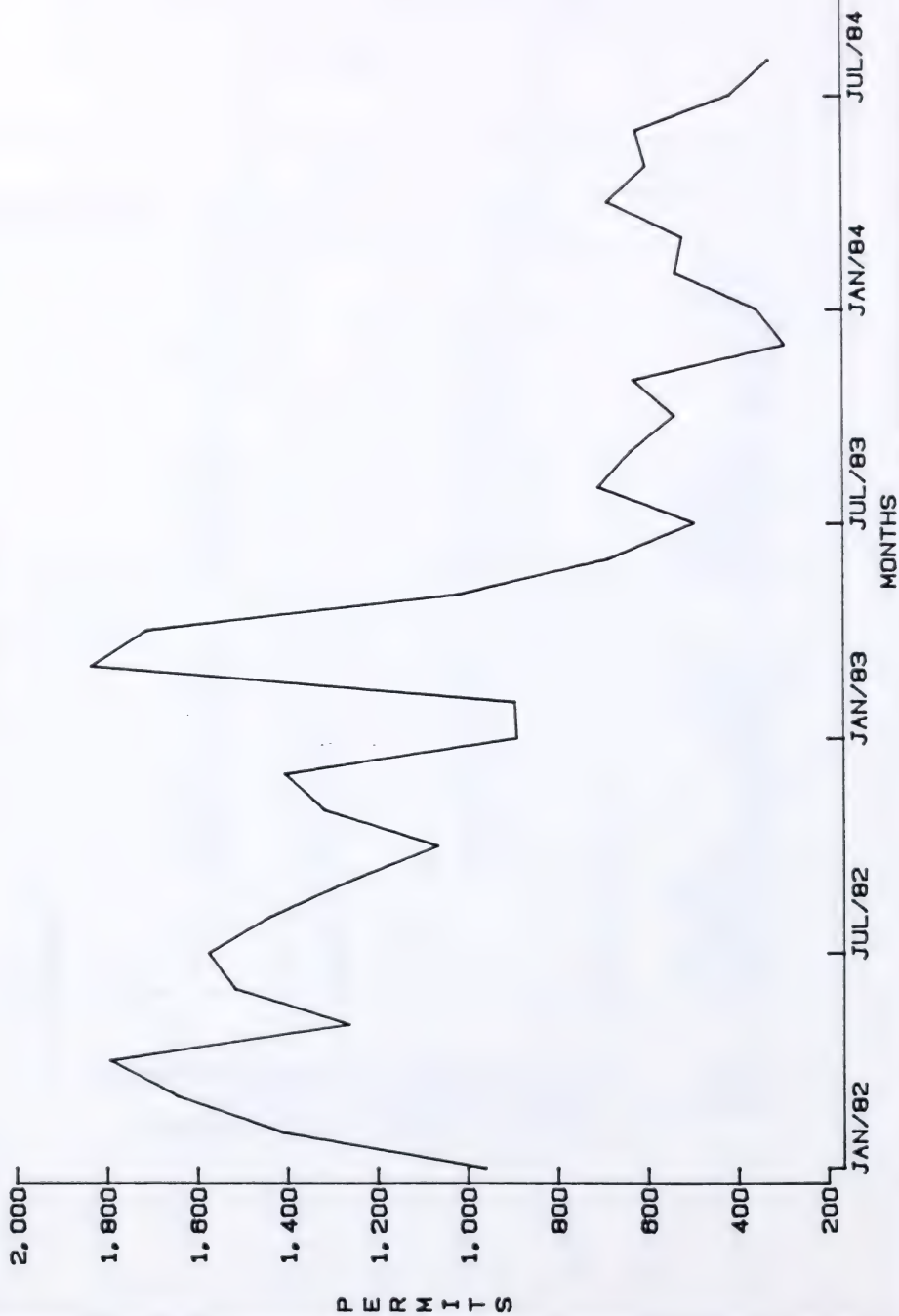


TABLE 11

AUG-84

RESIDENTIAL BUILDING PERMITS
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	115	0	0	0	115	-41
CAMROSE	4	0	0	0	4	-33
EDMONTON M.A.	119	0	0	0	119	-56
FORT MCMURRAY	18	0	0	0	18	-18
GRANDE PRAIRIE	5	0	0	1	6	-40
LEDUC	3	0	0	0	3	-25
LETHBRIDGE	9	2	0	0	11	-84
LLOYDMINSTER (ALTA. PART)	30	0	0	0	30	114
MEDICINE HAT	7	0	0	0	7	-53
RED DEER	9	0	0	0	9	-57
SPRUCE GROVE	5	0	0	0	5	-29
TOTAL	324	2	0	1	327	-54

SOURCE: ALBERTA BUREAU OF STATISTICS
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8
CUMULATIVE RESIDENTIAL BUILDING PERMITS
CALGARY AND EDMONTON

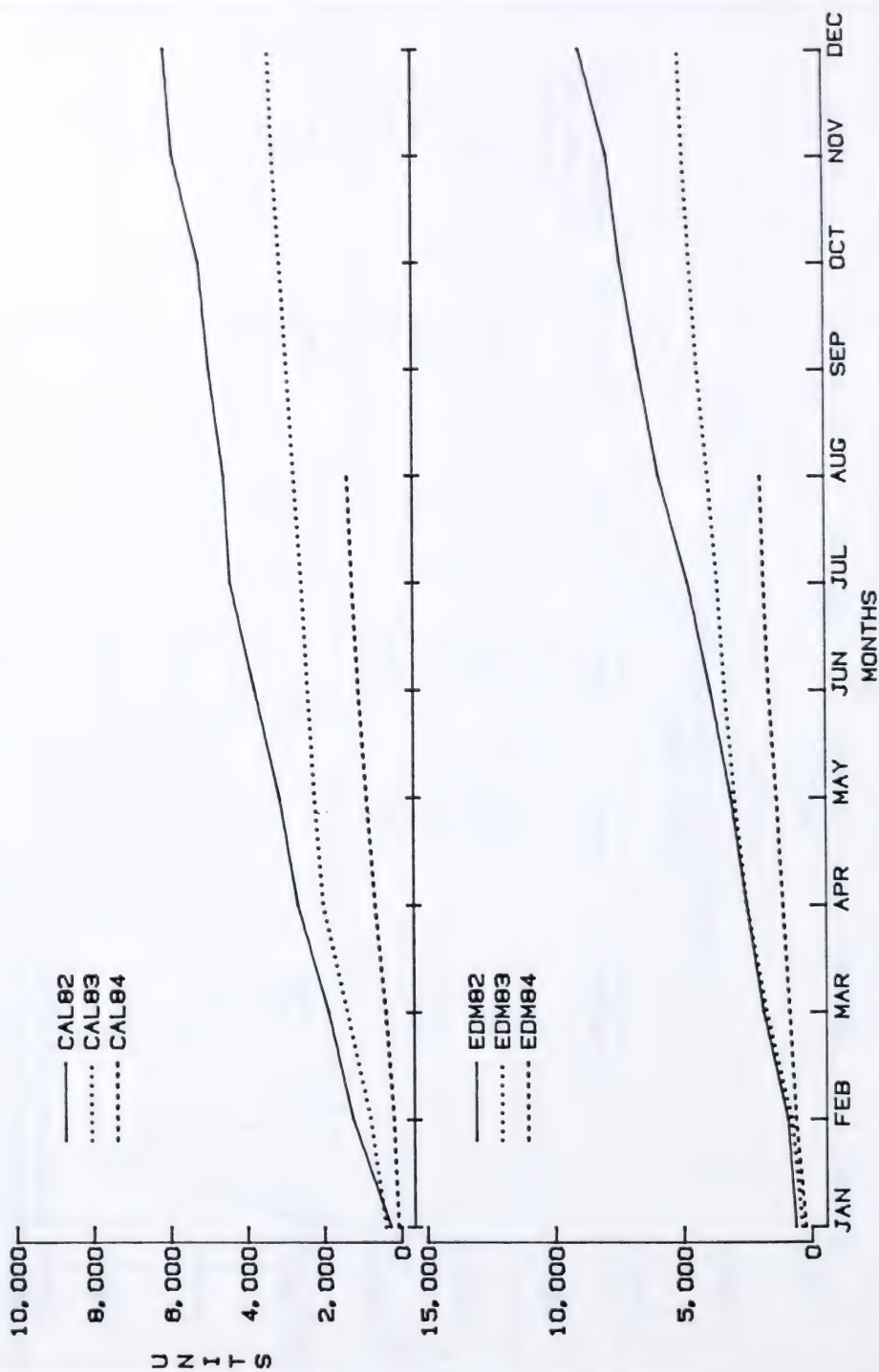


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY		CAMROSE		EDMONTON (METRO)		FORT MCMURRAY		GRAND PRAIRIE		LEDUC		LETHBRIDGE (ALTA. PART)		MEDICINE HAT		RED DEER		SPRUCE GROVE	
	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984
JANUARY	412	85	1	0	382	239	1	1	0	1	3	1	16	11	7	3	43	2	29	12
FEBRUARY	798	196	5	0	784	622	1	4	1	3	6	2	67	25	14	8	61	10	56	20
MARCH	1395	402	16	2	1740	855	3	10	4	8	30	2	151	50	86	20	85	23	141	35
APRIL	2015	670	37	17	2524	1118	11	15	12	17	54	3	276	112	111	32	120	33	225	62
MAY	2234	888	41	21	2990	1350	28	75	24	27	61	7	407	133	123	43	138	35	365	96
JUNE	2403	1087	47	23	3354	1642	31	92	27	43	66	7	475	161	132	92	150	42	394	106
JULY	2554	1245	49	26	3624	1815	37	111	31	50	73	8	493	175	140	115	159	43	405	114
AUGUST	2750	1360	55	30	3970	1934	59	129	41	56	77	11	561	186	154	145	174	50	426	123
SEPTEMBER	2924		58		4368		63		46		79		575	158	158	187		439		64
OCTOBER	3103		62		4644		71		51		80		593	172	172		197		452	76
NOVEMBER	3286		64		4895		131		55		164		607	177	177		203		465	85
DECEMBER	3399		64		5045		132		56		164		618	182	182		207		470	90
PERCENT CHANGE	51		45		51		119		37		86		67		6		71		71	18

TOTAL

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	PERCENT CHANGE	
1983	894	1793	3655	5395	6433	7119	7615	8324	8961	9501	10132	10427		
1984	358	895	1416	2103	2705	3329	3744	4071					51	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 10
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED
URBAN ALBERTA

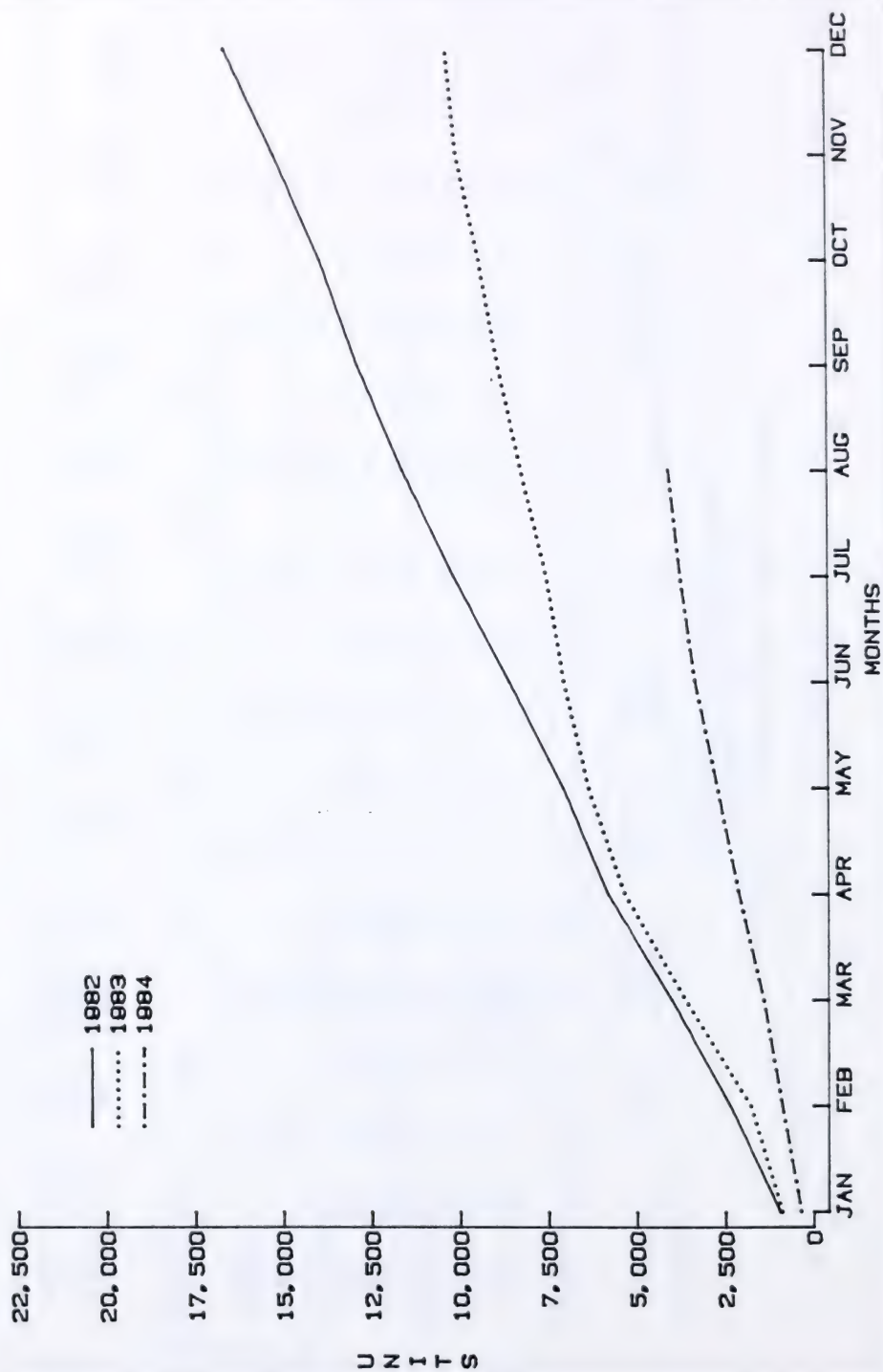


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1983-1984

	1983	1984	PERCENT CHANGE
JANUARY	894	358	-60
FEBRUARY	899	537	-40
MARCH	1862	521	-72
APRIL	1740	687	-61
MAY	1038	602	-42
JUNE	686	624	-9
JULY	496	415	-16
AUGUST	709	327	-54
SEPTEMBER	637		
OCTOBER	540		
NOVEMBER	631		
DECEMBER	295		
TOTAL	10427	4071	

SOURCE: ALBERTA BUREAU OF STATISTICS

PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 11
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
EDMONTON METRO

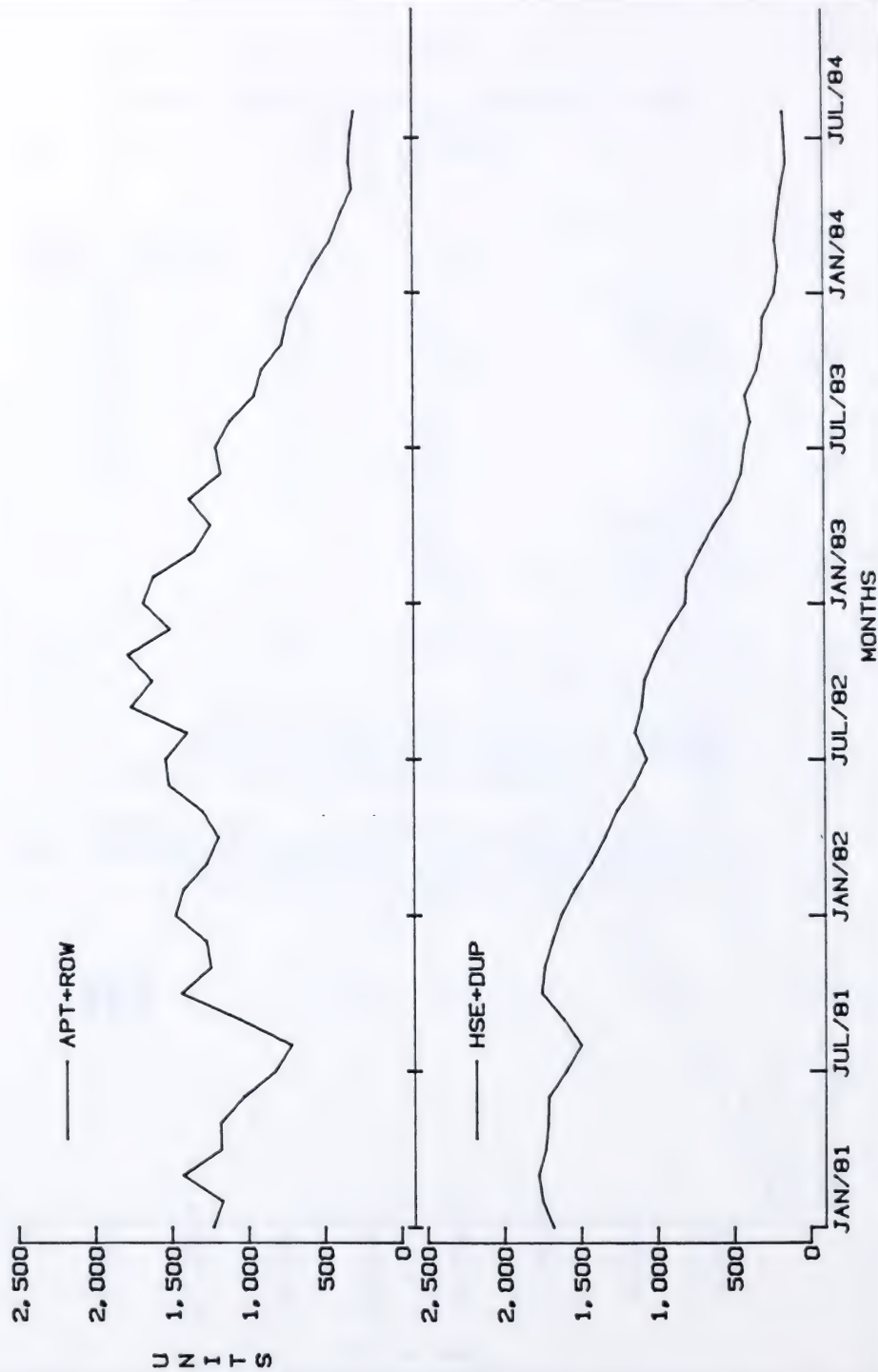


TABLE 14

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1983					

JANUARY	818	1681	2499	767	22
FEBRUARY	799	1616	2415	839	28
MARCH	714	1347	2061	346	25
APRIL	621	1242	1863	403	24
MAY	509	1381	1890	850	30
JUNE	442	1173	1615	652	36
JULY	421	1207	1628	943	36
AUGUST	382	1115	1497	652	34
SEPTEMBER	417	953	1370	1040	46
OCTOBER	338	905	1243	1173	51
NOVEMBER	304	772	1076	859	49
DECEMBER	301	736	1037	531	35

1984					

JANUARY	220	656	876	425	40
FEBRUARY	199	567	766	448	42
MARCH	218	456	674	216	31
APRIL	199	389	588	491	50
MAY	177	313	490	327	46
JUNE	143	332	475	398	47
JULY	151	323	474	295	38
AUGUST	161	298	459	325	43
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS:(NEWLY COMPLETED AND UNOCCU
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH)DIVIDED BY(NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
CALGARY

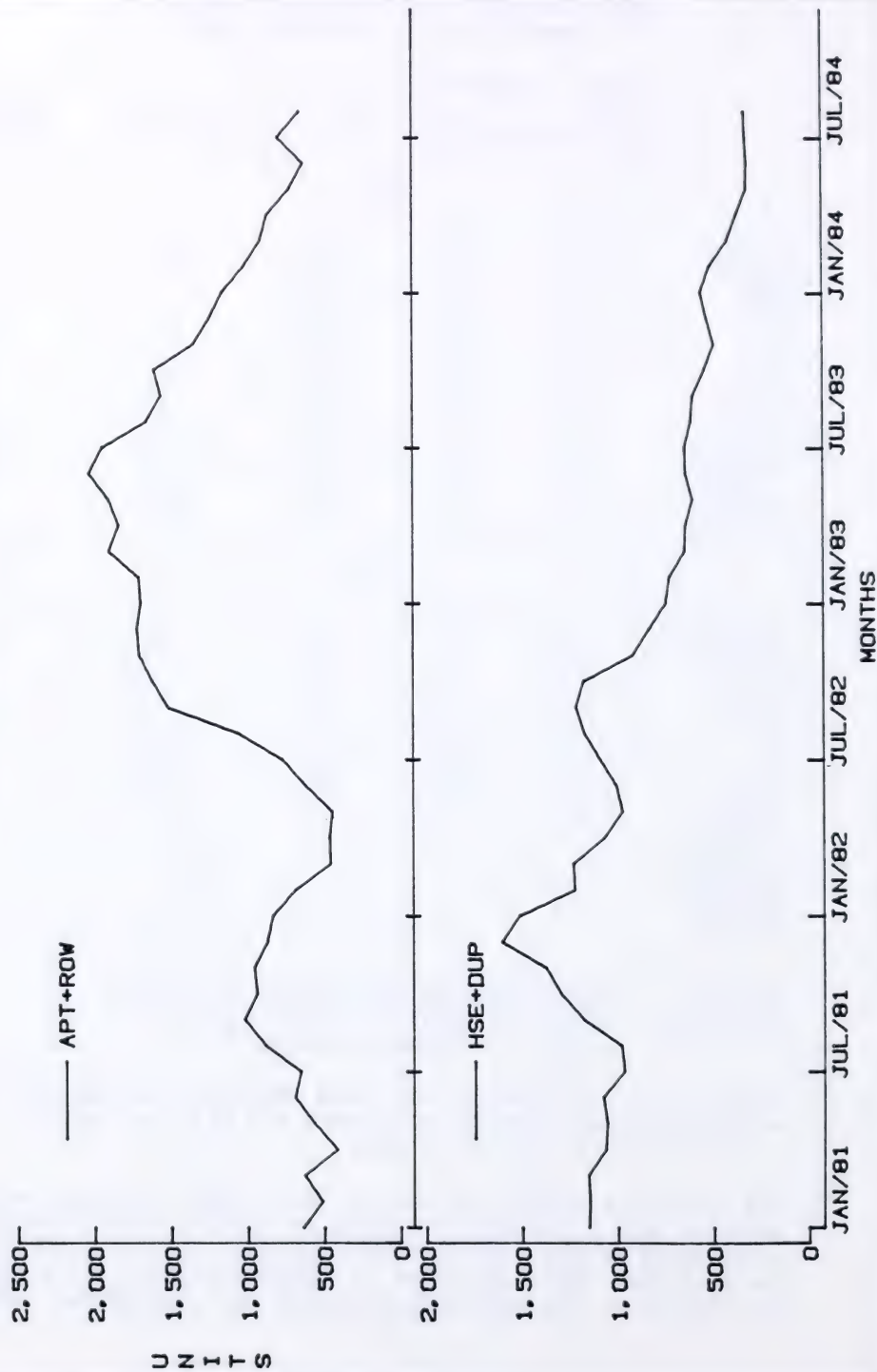


TABLE 15

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1983					
JANUARY	745	1695	2440	878	29
FEBRUARY	726	1709	2435	982	29
MARCH	646	1903	2549	1103	28
APRIL	640	1838	2478	574	21
MAY	604	1905	2509	894	26
JUNE	640	2033	2673	1155	27
JULY	644	1947	2591	636	22
AUGUST	612	1659	2271	302	22
SEPTEMBER	601	1563	2164	594	24
OCTOBER	541	1608	2149	698	25
NOVEMBER	491	1349	1840	743	36
DECEMBER	528	1245	1773	418	21

1984					
JANUARY	560	1161	1721	184	12
FEBRUARY	513	1020	1533	217	21
MARCH	420	911	1331	441	33
APRIL	371	866	1237	119	15
MAY	318	720	1038	280	32
JUNE	315	630	945	218	25
JULY	323	797	1120	738	33
AUGUST	327	653	980	282	30
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13
LISTINGS AND SALES
EDMONTON METRO

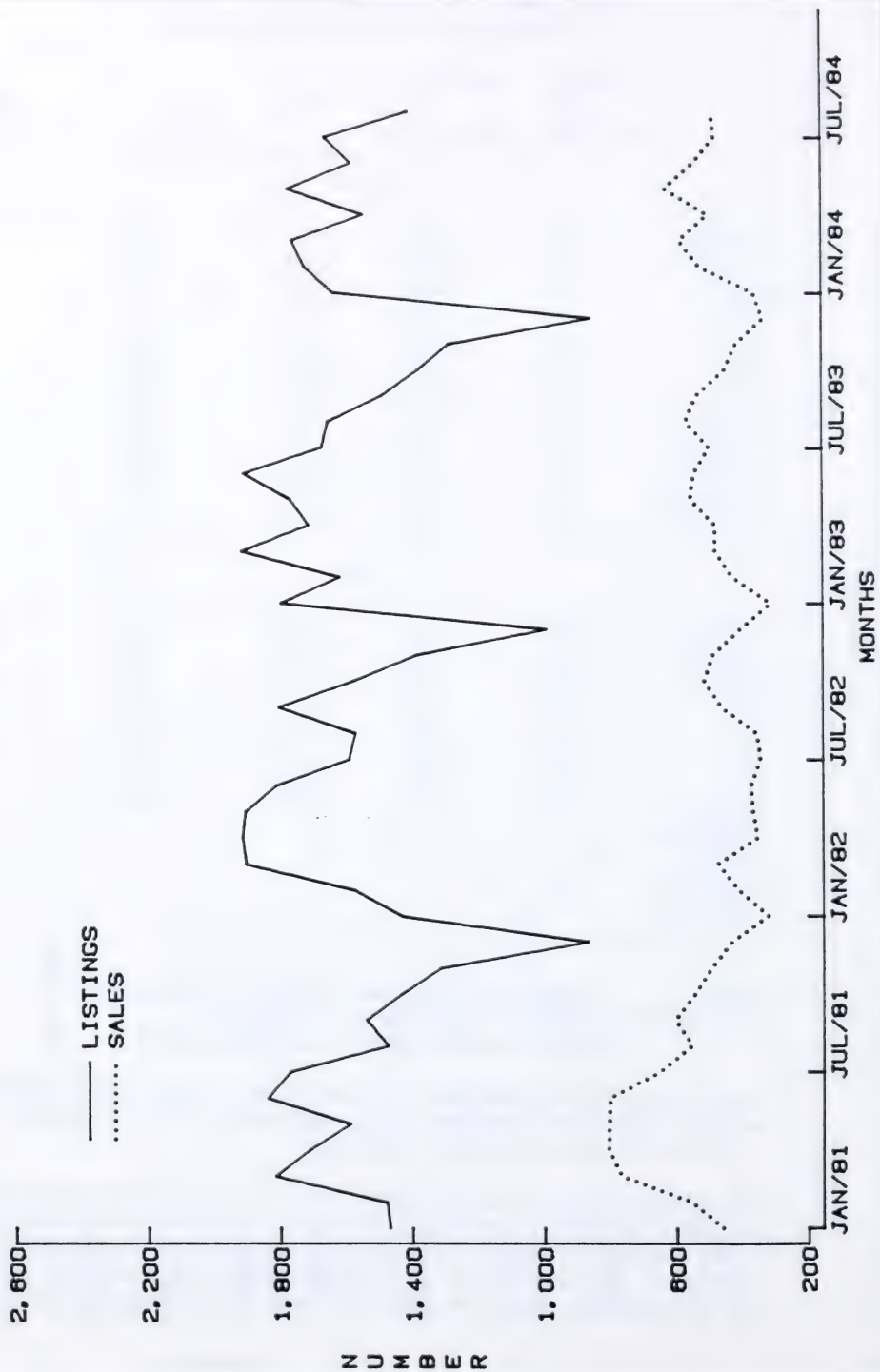


TABLE 16

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1983				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1796	313	.17	84785
FEBRUARY	1618	428	.26	87289
MARCH	1915	481	.25	89200
APRIL	1712	480	.28	87596
MAY	1769	555	.31	88756
JUNE	1909	545	.29	84974
JULY	1672	498	.30	84242
AUGUST	1653	569	.34	85846
SEPTEMBER	1490	536	.36	84494
OCTOBER	1380	451	.33	83161
NOVEMBER	1286	416	.32	85092
DECEMBER	856	333	.39	80332

1984				
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
MARCH	1763	586	.33	80798
APRIL	1546	499	.32	81237
MAY	1775	630	.35	77713
JUNE	1583	541	.34	82281
JULY	1662	479	.29	75800
AUGUST	1411	488	.35	82859
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 14
LISTINGS AND SALES
CALGARY

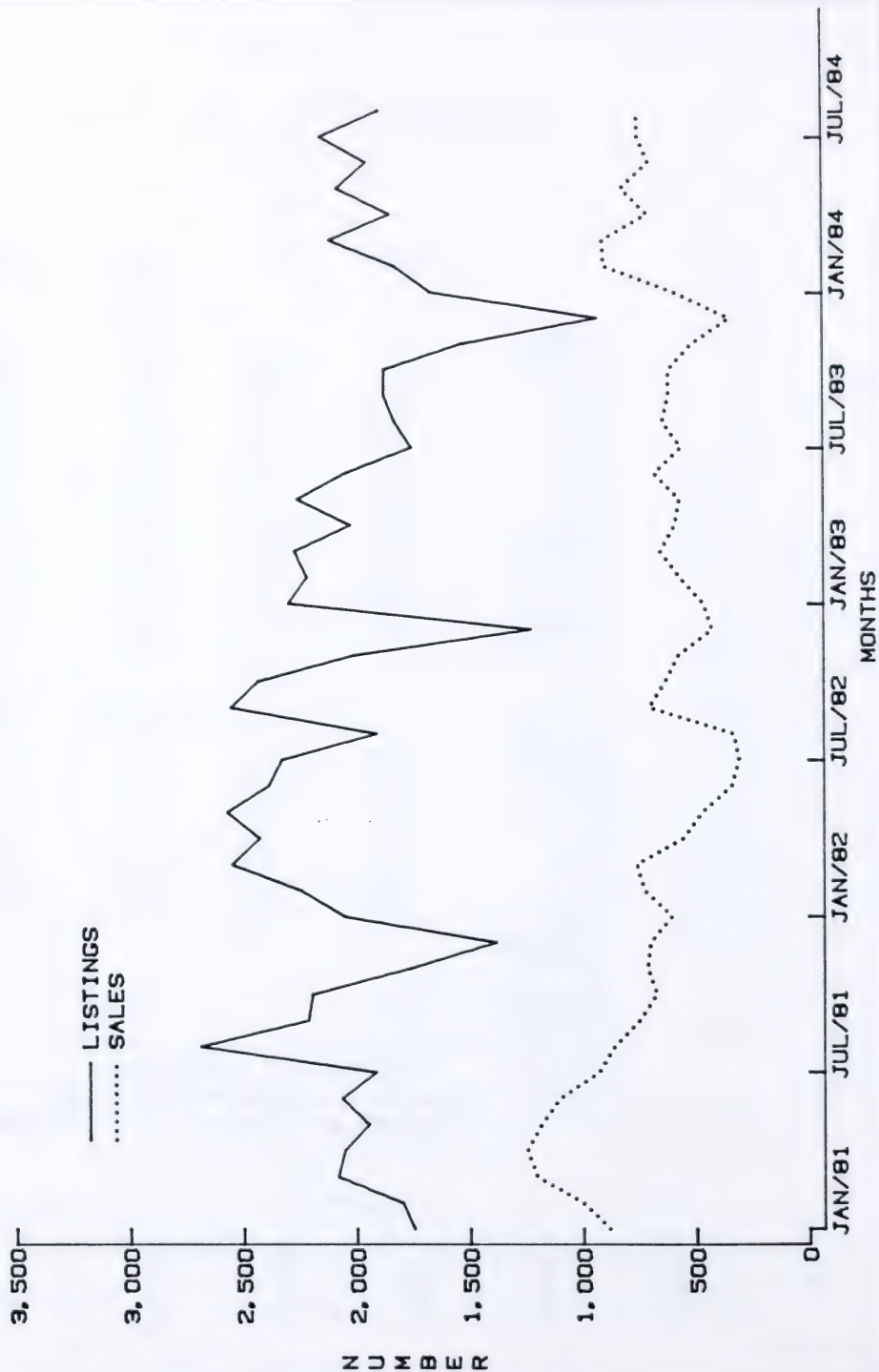


TABLE 17
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY				
1983				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2296	464	.20	105813
FEBRUARY	2214	569	.26	104472
MARCH	2269	653	.29	103338
APRIL	2023	589	.29	102377
MAY	2265	568	.25	100747
JUNE	2047	679	.33	102488
JULY	1752	560	.32	100106
AUGUST	1827	642	.35	98660
SEPTEMBER	1873	615	.33	96176
OCTOBER	1635	499	.31	96613
NOVEMBER	1532	513	.33	91213
DECEMBER	931	345	.37	88566
1984				
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY	2152	747	.35	94185
AUGUST	1895	751	.40	89342
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
SOURCE: CALGARY REAL ESTATE BOARD				
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING				
MARKET AND ECONOMIC ANALYSIS BRANCH				

FIGURE 15
AVERAGE SALE PRICES
CALGARY AND EDMONTON

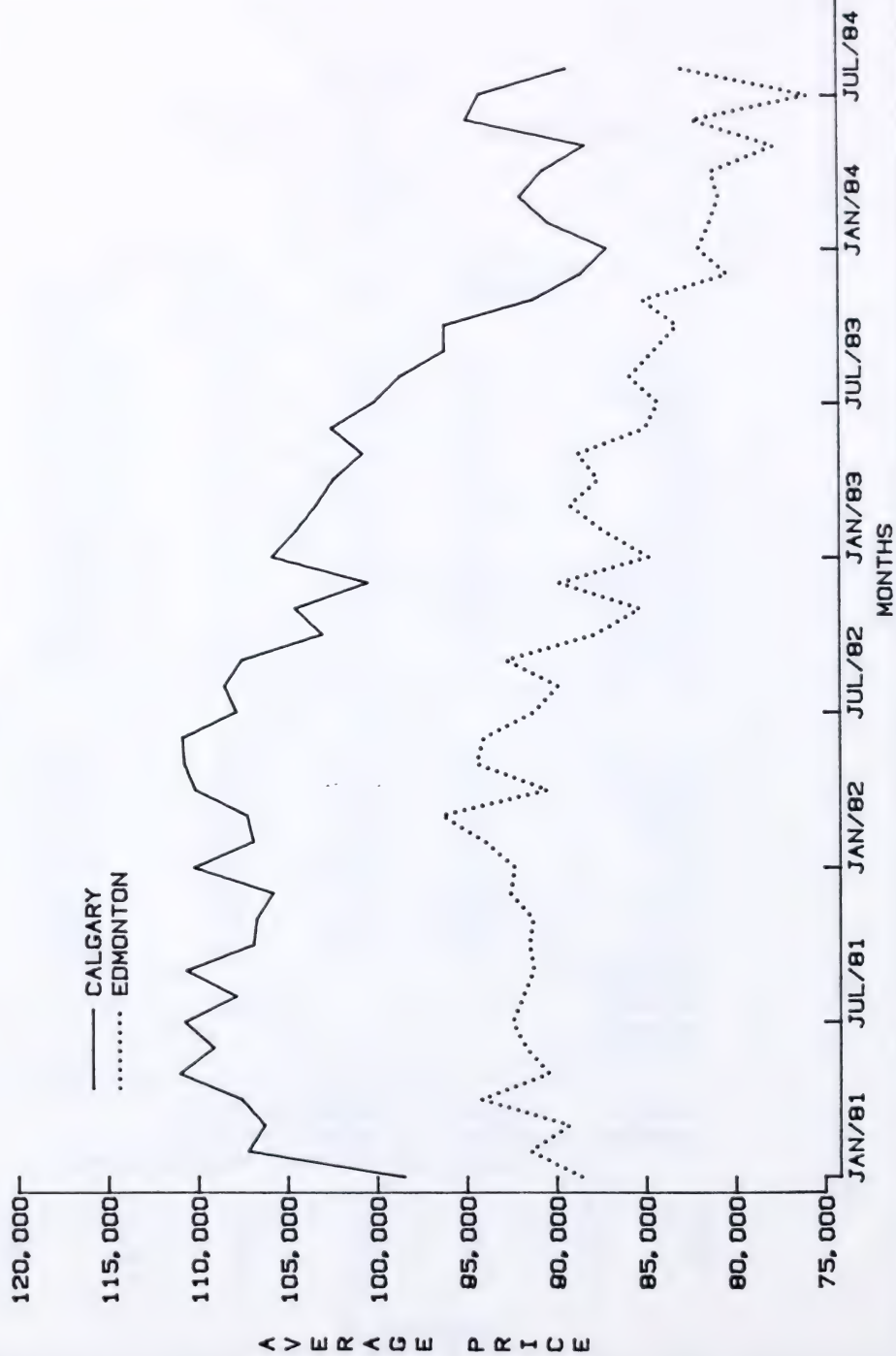


FIGURE 16
NEW HOUSING PRICE INDEXES
CALGARY AND EDMONTON
(1981=100)

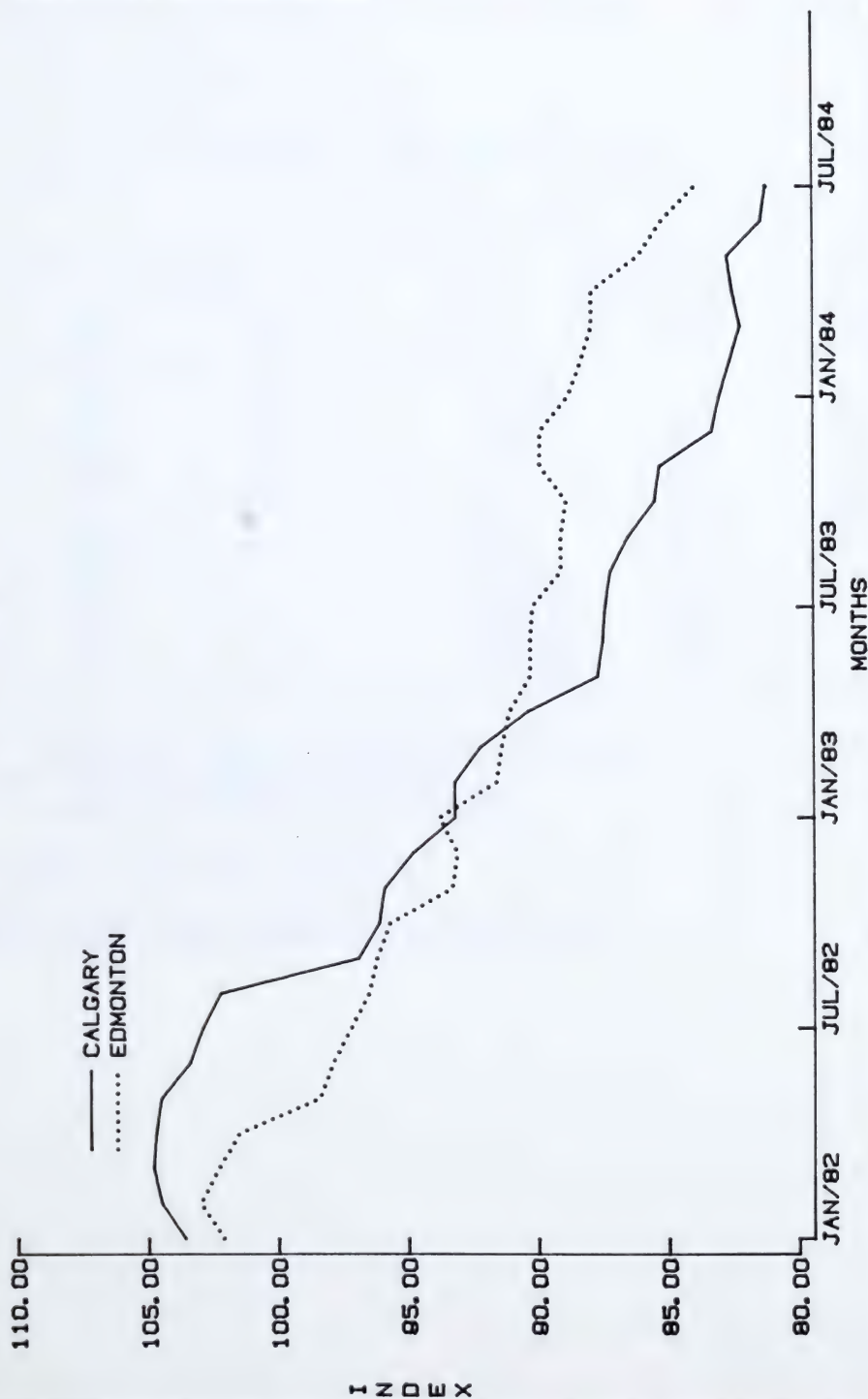




TABLE 18
NEW HOUSING PRICE INDICES*

1981=100

CALGARY**			EDMONTON***		
	1983	1984		1983	1984
JANUARY	93.2	83.0	JANUARY	93.8	88.8
FEBRUARY	93.2	82.6	FEBRUARY	91.6	88.3
MARCH	92.2	82.2	MARCH	91.4	87.9
APRIL	90.4	82.5	APRIL	91.1	87.9
MAY	87.7	82.7	MAY	90.3	86.1
JUNE	87.5	81.4	JUNE	90.3	85.2
JULY	87.4	81.2	JULY	90.2	83.9
AUGUST	87.2		AUGUST	89.1	
SEPTEMBER	86.5		SEPTEMBER	89.1	
OCTOBER	85.5		OCTOBER	88.9	
NOVEMBER	85.3		NOVEMBER	89.9	
DECEMBER	83.3		DECEMBER	89.9	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

AL 1 611

700-1234567
10/1/84

RESIDENTIAL CONSTRUCTION IN ALBERTA

SEPTEMBER 1984

RESIDENTIAL CONSTRUCTION
IN ALBERTA

SEPTEMBER 1984

ALBERTA
DEPARTMENT OF HOUSING

ISSN 0823-3047
9/84 (237)

TABLE OF CONTENTS

	Page
A. <u>Highlights</u>	1
B. <u>Residential Construction Starts</u>	
Table 1: Housing Starts by Type and Towns	5
Table 2: January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	7
Table 3: Total Housing Starts by Month: 1983 - 1984	9
Table 4: Total Single and Multiple Housing Starts by Month: 1983 - 1984	11
Table 5: Total Single and Multiple Housing Starts in Calgary and Edmonton by Month: 1983 - 1984	13
Table 6: Quarterly Housing Starts in Alberta (All Areas)	15
Table 7: Housing Completions by Type and Towns	16
Table 8: Housing Under-Construction by Type and Towns	17
Table 9: Starts, Completions and Under-Construction - Calgary	19
Table 10: Starts, Completions and Under-Construction - Edmonton	21
* * * *	
Figure 1: Cumulative Housing Starts - Calgary and Edmonton	6
Figure 2: Total Number of Housing Starts	8
Figure 3: Multiples as a Percentage of Total Starts - Urban Alberta	10
Figure 4: Multiples as a Percentage of Total Starts - Calgary and Edmonton	12
Figure 5: Cumulative Quarterly Housing Starts - Urban Areas	14
Figure 6: Starts, Completions and Under-Construction - Calgary	18
Figure 7: Starts, Completions and Under-Construction - Edmonton	20
C. <u>Residential Building Permits</u>	
Table 11: Building Permits by Type and Towns	23
Table 12: January to Date Building Permits by Type and Towns, Compared With Same Period in the Previous Year	25
Table 13: Total Building Permits by Month: 1983 - 1984	27
* * * *	
Figure 8: Total Number of Building Permits Issued Each Month - Urban Alberta	22
Figure 9: Cumulative Building Permits - Calgary and Edmonton	24
Figure 10: Cumulative Building Permits - Urban Alberta	26

D. Newly Completed and Unoccupied Dwellings

Table 14: Newly Completed and Unoccupied Dwellings by Month -
Edmonton 29

Table 15: Newly Completed and Unoccupied Dwellings by Month -
Calgary 31

* * * *

Figure 11: Newly Completed and Unoccupied Dwellings - Edmonton 29

Figure 12: Newly Completed and Unoccupied Dwellings - Calgary 30

E. Multiple Listings Service (M.L.S.)

Table 16: Residential Listings, Sales and Price by Month -
Edmonton (1983 - 1984) 33

Table 17: Residential Listings, Sales and Price by Month -
Calgary (1983 - 1984) 35

* * * *

Figure 13: Listings and Sales - Edmonton 32

Figure 14: Listings and Sales - Calgary 34

Figure 15: Average Sales Prices - Calgary and Edmonton 36

F. New Housing Price Indexes

Table 18: New Housing Price Indexes in Calgary and Edmonton
by Month: 1981 - 1982 38

* * * *

Figure 16: New Housing Price Indexes in Calgary and Edmonton 37

SEPTEMBER, 1984

A. RESIDENTIAL CONSTRUCTION STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION

1. ALBERTA:

- IN THE SECOND QUARTER, HOUSING STARTS IN ALBERTA DECREASED BY 69% FROM 6,987 IN 1983 TO 2,186 IN 1984.

2. URBAN ALBERTA:

- TOTAL RESIDENTIAL CONSTRUCTION STARTS IN URBAN ALBERTA AMOUNTED TO 361 UNITS IN SEPTEMBER, 1984, A DECREASE OF 45% OVER THE SAME MONTH LAST YEAR.
- IN THE PERIOD JANUARY TO SEPTEMBER, 4,244 WERE STARTED. THIS IS A DECREASE OF 62% FROM THE 11,300 UNITS THAT WERE STARTED IN THE SAME PERIOD LAST YEAR.
- THE TOTAL OF 361 UNITS STARTED ARE COMPRISED OF 350 SINGLES AND 11 MULTIPLES. MULTIPLES REPRESENT 3% OF THE TOTAL STARTS.
- TOTAL STARTS INCREASED OVER LAST MONTH IN LLOYDMINSTER (9%), LEDUC (50%) AND SPRUCE GROVE (300%). IN ALL OTHER CITIES, STARTS DROPPED.

3. CALGARY:

- IN CALGARY A TOTAL OF 172 UNITS WERE STARTED. THIS IS A DECREASE OF 10% FROM LAST MONTH'S TOTAL OF 192.

- THE TOTAL OF 172 STARTS IS MADE UP OF 172 SINGLES AND 0 MULTIPLES. MULTIPLES REPRESENT 0% OF THE TOTAL UNITS IN CALGARY THIS MONTH.
- COMPARED TO LAST MONTH, THE SINGLES TOTAL OF 172 HAS DECREASED (9%) AND THE MULTIPLES TOTAL OF 0 HAS ALSO DECREASED (N/A).
- THERE WERE ALSO 288 UNITS COMPLETED (AN INCREASE OF 2% OVER LAST MONTH) AND 1,033 UNITS UNDER-CONSTRUCTION (A DECREASE OF 10% OVER LAST MONTH).

4. EDMONTON:

- IN EDMONTON A TOTAL OF 128 UNITS WERE STARTED. THIS IS A DECREASE OF 42% FROM LAST MONTH'S TOTAL OF 221.
- THE TOTAL OF 128 IS MADE UP OF 119 SINGLES AND 9 MULTIPLES. MULTIPLES REPRESENT 7% OF THE TOTAL UNITS IN EDMONTON THIS MONTH.
- COMPARED TO LAST MONTH, THE SINGLES TOTAL OF 119 HAS DECREASED (43%) AND THE MULTIPLES TOTAL OF 9 HAS ALSO DECREASED (25%).
- THERE WERE ALSO 552 UNITS COMPLETED (AN INCREASE OF 70% OVER LAST MONTH) AND 1,512 UNITS UNDER-CONSTRUCTION (A DECREASE OF 22% OVER LAST MONTH).

B. RESIDENTIAL BUILDING PERMITS ISSUED

- A TOTAL OF 253 BUILDING PERMITS WERE ISSUED IN SEPTEMBER, 1984. THIS IS A DECREASE OF 60% OVER THE SAME MONTH LAST YEAR.
- IN THE PERIOD JANUARY TO SEPTEMBER, 4,324 PERMITS WERE ISSUED, A DECREASE OF 52% FROM THE 8,961 THAT WERE ISSUED OVER THE SAME TIME PERIOD LAST YEAR.
- THERE WAS AN INCREASE IN THE NUMBER OF BUILDING PERMITS ISSUED IN MEDICINE HAT (386%). IN ALL OTHER CITIES BUILDING PERMITS DROPPED.

C. NEWLY COMPLETED AND UNOCCUPIED DWELLINGS

1. EDMONTON:

- A TOTAL OF 464 NEWLY COMPLETED AND UNOCCUPIED DWELLINGS, (166 HOUSES AND DUPLEXES AND 298 APARTMENTS AND ROWHOUSES) WERE AVAILABLE IN SEPTEMBER.
- NEWLY COMPLETED AND UNOCCUPIED DWELLINGS INCREASED BY 2% OVER LAST MONTH.
- 54% OF THE NEWLY COMPLETED DWELLINGS WERE ABSORBED INTO THE MARKET COMPARED TO THE 43% ABSORPTION RATE OF LAST MONTH.

2. CALGARY:

- A TOTAL OF 848 NEWLY COMPLETED AND UNOCCUPIED DWELLINGS (305 HOUSES AND DUPLEXES AND 543 APARTMENTS AND ROWHOUSES) WERE AVAILABLE.
- NEWLY COMPLETED AND UNOCCUPIED DWELLINGS DECREASED BY 15% OVER LAST MONTH.
- THE ABSORPTION RATE JUMPED TO 34% FROM THE 29% LAST MONTH.

D. RESIDENTIAL LISTINGS, SALES AND PRICE

1. EDMONTON:

- 422, OR 33%, OF THE 1,270 PROPERTIES LISTED FOR SALE WERE SOLD AT AN AVERAGE SELLING PRICE OF \$79,004.
- LISTINGS DECREASED BY 10%, SALES DECREASED BY 14%, AND THE SELLING PRICE HAS ALSO DECREASED BY 5% OVER LAST MONTH.

2. CALGARY:

- 713 OR 41%, OF THE 1,746 PROPERTIES LISTED FOR SALE WERE SOLD AT AN AVERAGE SELLING PRICE OF \$80,638.
- LISTINGS DECREASED BY 8%, SALES DECREASED BY 5%, AND THE SELLING PRICE HAS ALSO DECREASED BY 10% OVER LAST MONTH.

E. NEW HOUSING PRICE INDEXES

1. CALGARY:

- IN AUGUST, 1984, THE INDEX DROPPED TO 81.0, A DECREASE OF 7% OVER THE SAME PERIOD LAST YEAR.

2. EDMONTON:

- IN AUGUST, 1984, THE INDEX DECREASED TO 83.7, A DROP OF 6% OVER THE SAME MONTH LAST YEAR.

TABLE 1

SEP-84

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	172	0	0	0	172	-2
CAMROSE	0	0	0	0	0	-100
EDMONTON M.A.	119	0	0	9	128	-67
FORT MCMURRAY	19	0	0	0	19	*
GRANDE PRAIRIE	0	0	0	0	0	*
LEIDUC	3	0	0	0	3	-63
LETHBRIDGE	11	2	0	0	13	-61
LLOYDMINSTER(ALTA. PART)	12	0	0	0	12	*
MEDICINE HAT	5	0	0	0	5	-72
RED DEER	1	0	0	0	1	-95
SERUFE GROVE	8	0	0	0	8	-11
TOTAL	350	2	0	9	361	-45

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 1
CUMULATIVE HOUSING STARTS
CALGARY AND EDMONTON

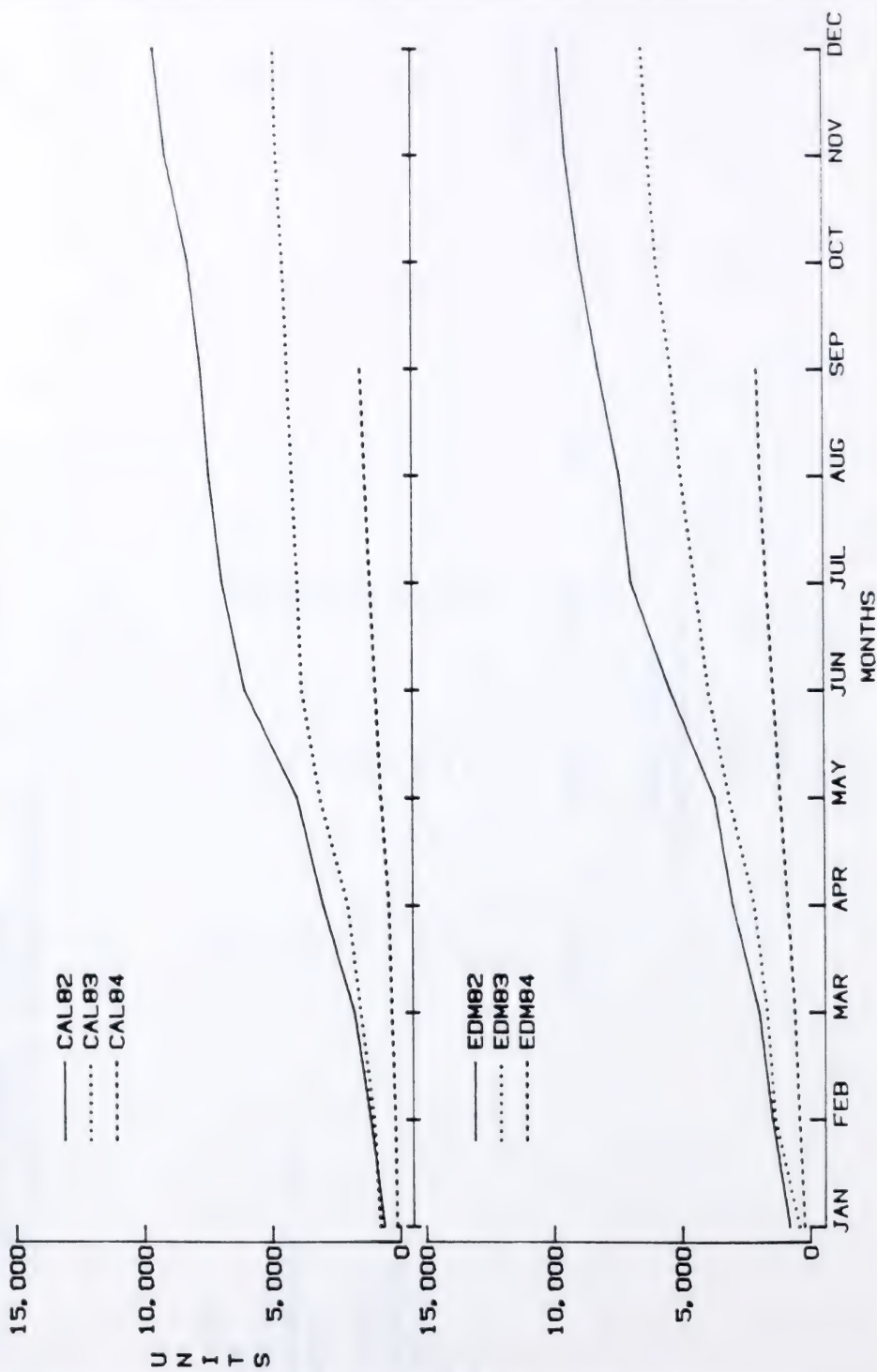


TABLE 2

SEP-84

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMI'S		ROW		APT		TOTAL		PERCENT CHANGE IN TOTAL STARTS
	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	
CALGARY	2563	1464	90	4	319	44	1386	0	4358	1512	-65
CAMROSE	49	13	0	0	0	0	12	12	61	25	-59
EDMONTON M.A.	3024	1825	114	28	616	146	1609	9	5363	2008	-63
FORT MCMURRAY	71	89	0	0	0	0	0	52	71	141	99
GRANDE PRAIRIE	29	64	2	6	0	0	65	0	96	70	-27
LEDUC	72	17	0	0	0	0	4	0	76	17	-78
LETHBRIDGE	290	140	56	16	19	0	170	5	535	161	-70
LLOYDMINSTER (ALTA. PART)	49	63	0	0	0	8	0	0	49	71	45
MEDICINE HAT	151	57	10	2	36	0	0	0	197	59	-70
RED DEER	239	107	30	0	61	21	112	4	442	132	-70
SPRUCE GROVE	52	48	0	0	0	0	0	0	52	48	-8
TOTAL	6589	3887	302	56	1051	219	3358	82	11300	4244	-62
PERCENT CHANGE BY TYPE		-41		-81		-79		-98		-62	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 2
TOTAL NUMBER OF STARTS EACH MONTH
URBAN ALBERTA

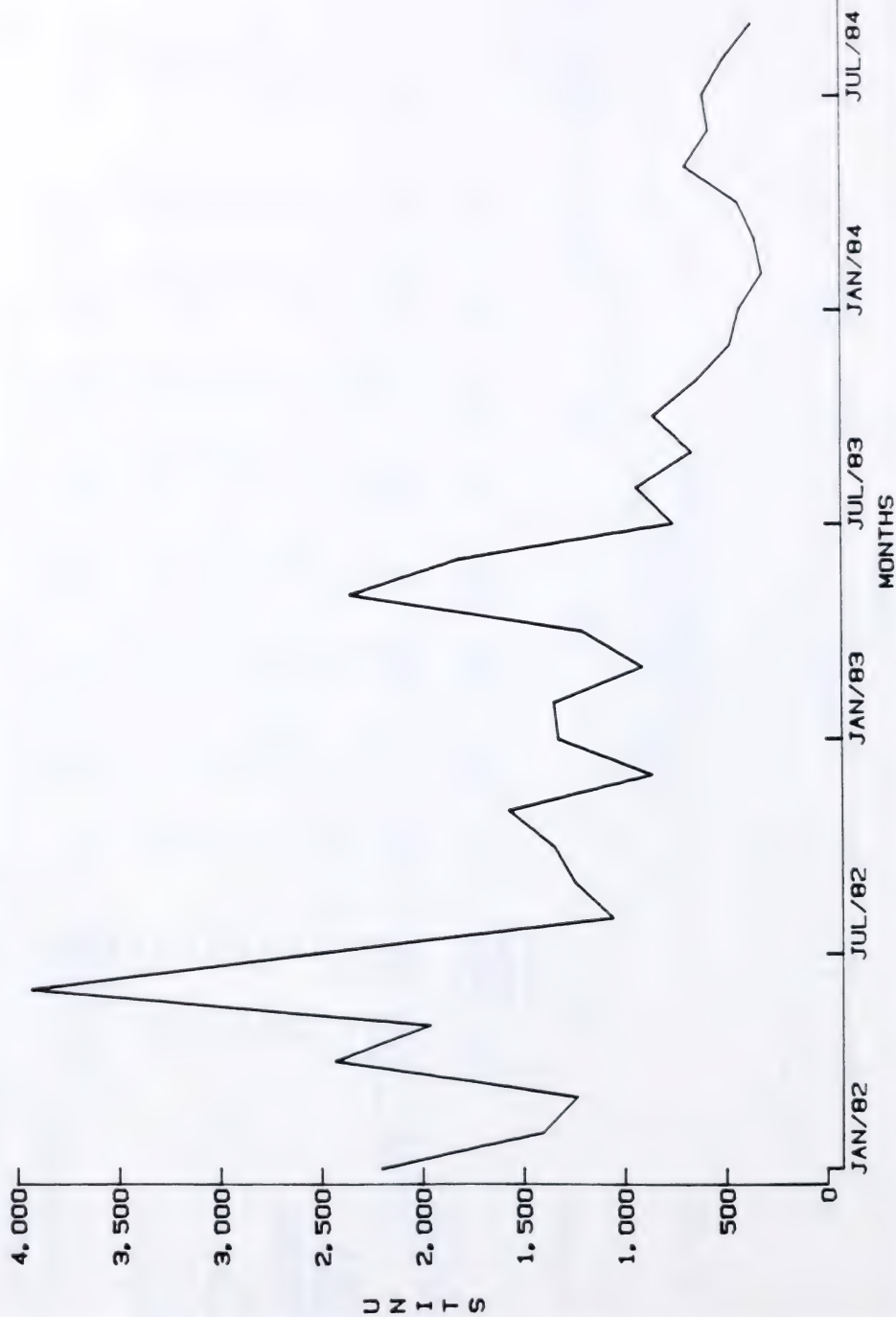


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1983-1984

	1983	1984	PERCENT CHANGE
JANUARY	1325	425	-68
FEBRUARY	1346	311	-77
MARCH	908	349	-62
APRIL	1205	432	-64
MAY	2351	691	-71
JUNE	1815	574	-68
JULY	755	602	-20
AUGUST	934	499	-47
SEPTEMBER	661	361	-45
OCTOBER	850		
NOVEMBER	636		
DECEMBER	470		
TOTAL	13256	4244	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
URBAN ALBERTA

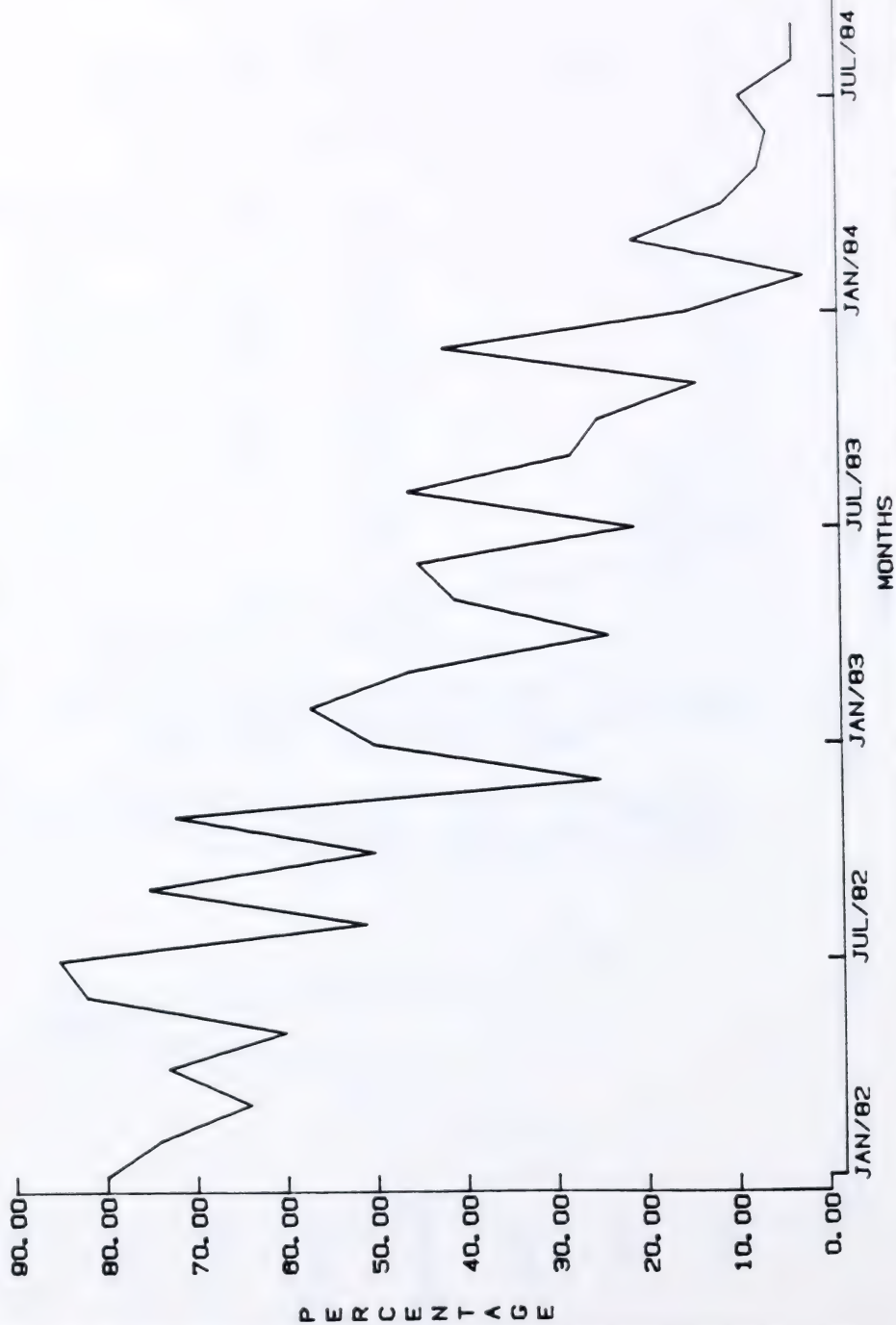


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1983-1984				
1983				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	1325	658	667	50
FEBRUARY	1346	583	763	57
MARCH	908	489	419	46
APRIL	1205	916	289	24
MAY	2351	1377	974	41
JUNE	1815	991	824	45
JULY	755	595	160	21
AUGUST	934	506	428	46
SEPTEMBER	661	474	187	28
OCTOBER	850	641	209	25
NOVEMBER	636	544	92	14
DECEMBER	470	271	199	42
TOTAL	13256	8045	5211	39
1984				
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY	691	642	49	7
JUNE	574	539	35	6
JULY	602	546	56	9
AUGUST	499	483	16	3
SEPTEMBER	361	350	11	3
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	4244	3887	357	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
 MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
EDMONTON AND CALGARY

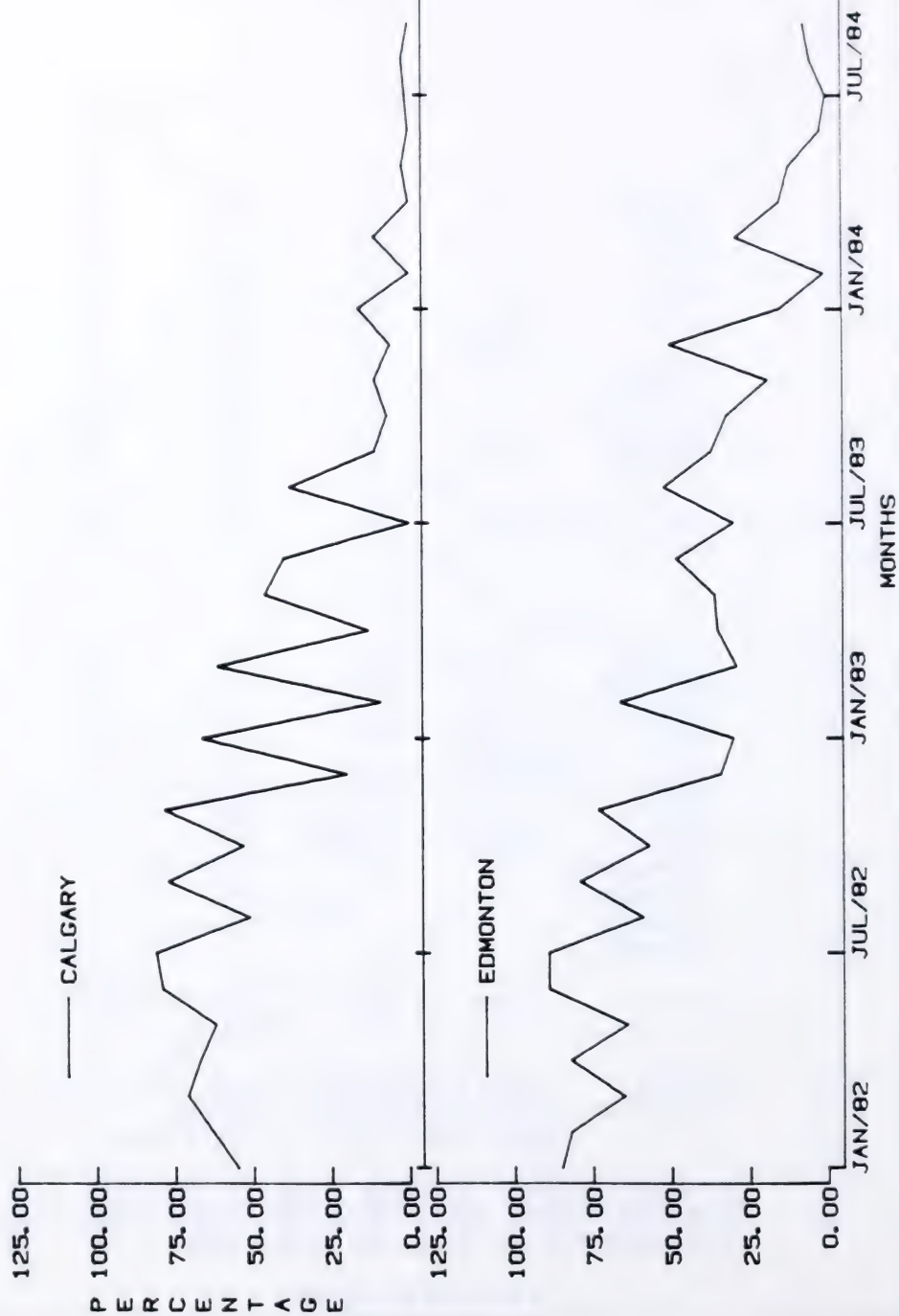


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1983							EDMONTON (METRO)						
CALGARY													
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL				TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL			
JANUARY	787	271	516	66			JANUARY	432	303	129	30		
FEBRUARY	229	209	20	9			FEBRUARY	922	316	606	66		
MARCH	522	201	321	61			MARCH	315	223	92	29		
APRIL	500	435	65	13			APRIL	492	319	173	35		
MAY	1076	581	495	46			MAY	970	621	349	36		
JUNE	699	420	279	40			JUNE	806	387	419	52		
JULY	161	161	0	0			JULY	500	352	148	30		
AUGUST	208	129	79	38			AUGUST	536	258	278	52		
SEPTEMBER	176	156	20	11			SEPTEMBER	390	245	145	37		
OCTOBER	176	164	12	7			OCTOBER	559	380	179	32		
NOVEMBER	244	218	26	11			NOVEMBER	295	239	56	19		
DECEMBER	104	98	6	6			DECEMBER	236	118	118	50		
TOTAL	4882	3043	1839	38			TOTAL	6453	3761	2692	42		
1984							EDMONTON (METRO)						
CALGARY													
JANUARY	142	119	23	16			JANUARY	220	188	32	15		
FEBRUARY	57	57	0	0			FEBRUARY	204	202	2	1		
MARCH	127	113	14	11			MARCH	173	122	51	29		
APRIL	105	105	0	0			APRIL	258	219	39	15		
MAY	306	301	5	2			MAY	279	245	34	12		
JUNE	202	202	0	0			JUNE	268	264	4	1		
JULY	209	207	2	1			JULY	257	257	0	0		
AUGUST	192	188	4	2			AUGUST	221	209	12	5		
SEPTEMBER	172	172	0	0			SEPTEMBER	128	119	9	7		
OCTOBER							OCTOBER						
NOVEMBER							NOVEMBER						
DECEMBER							DECEMBER						
TOTAL	1512	1464	48				TOTAL	2008	1825	183			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 5
CUMULATIVE QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

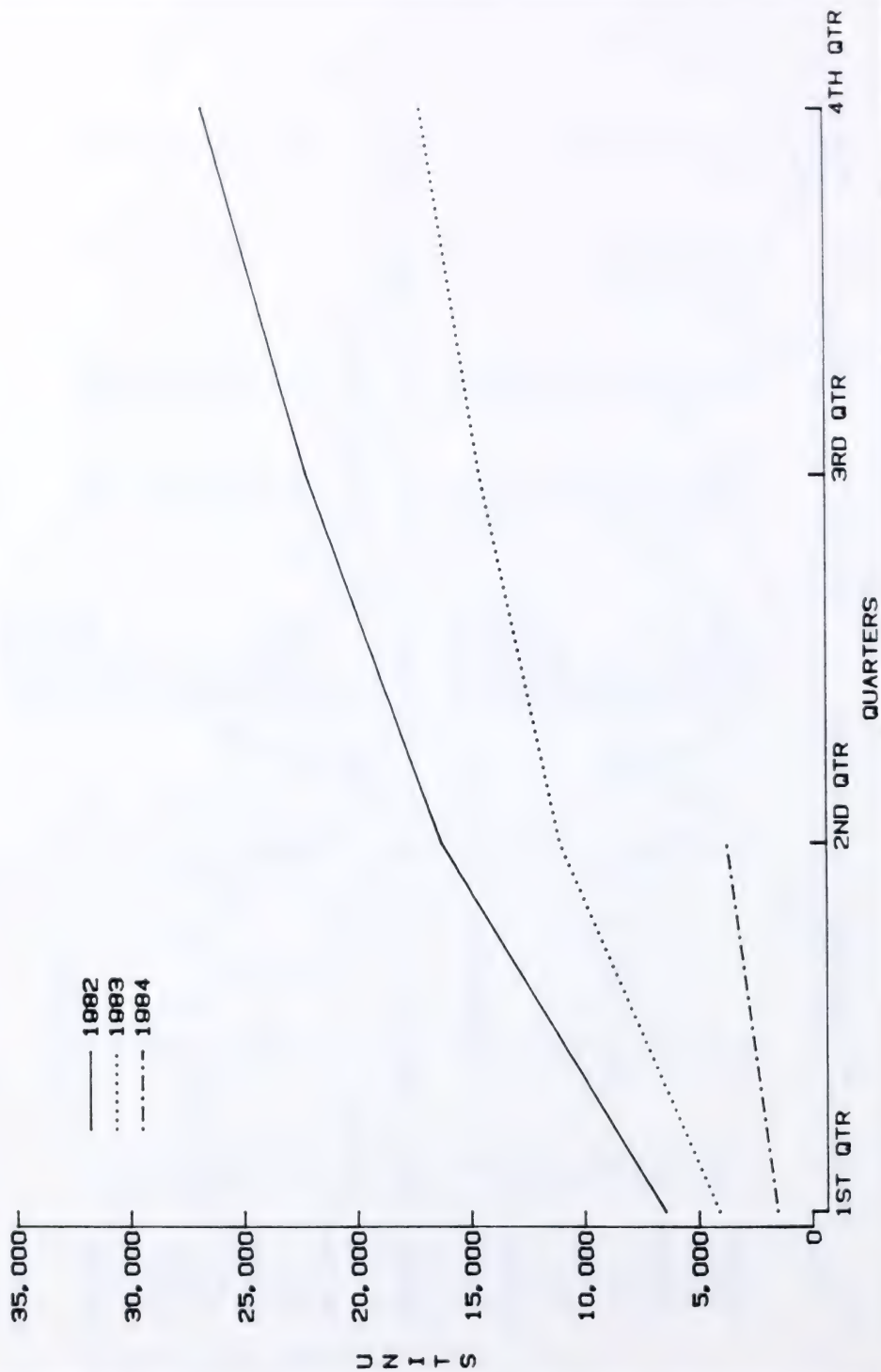


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1983 - 1984		
	1983	1984	PERCENT CHANGE
FIRST QUARTER	4101	1548	-62
SECOND QUARTER	6987	2186	-69
THIRD QUARTER	3478		
FOURTH QUARTER	2568		
TOTAL	17134	3734	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 7

SEP-84

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMLS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	270	18	0	0	288	-52
CAMROSE	0	0	0	0	0	-100
EDMONTON M.A.	135	0	60	357	552	-117
FORT MCMURRAY	15	0	0	52	67	*
GRANDE PRAIRIE	0	0	0	0	0	*
LEDUC	1	0	0	0	1	-92
LETHBRIDGE	24	0	0	30	54	64
LLOYDMINSTER(ALTA. PART)	11	0	0	0	11	1000
MEDICINE HAT	1	0	0	0	1	-96
RED DEER	1	0	0	0	1	-98
SPRUCE GROVE	9	0	0	0	9	-64
TOTAL	467	18	60	439	984	-46

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

TABLE 8

SEP-84

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	719	32	111	171	1033	-73
CAMROSE	7	0	0	12	19	-69
EDMONTON M.A.	879	40	99	494	1512	-68
FORT McMURRAY	40	0	0	0	40	-60
GRANDE PRAIRIE	32	0	0	0	32	-64
LEDEC	5	0	0	0	5	-81
LETHBRIDGE	84	10	0	5	99	-73
LLOYDMINSTER(ALTA. PART)	29	0	8	0	37	-61
MEDICINE HAT	36	0	0	0	36	-73
RED DEER	23	0	25	294	342	-31
SPRUCE GROVE	7	0	0	0	7	-36
TOTAL	1861	82	243	976	3162	-68

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
CALGARY

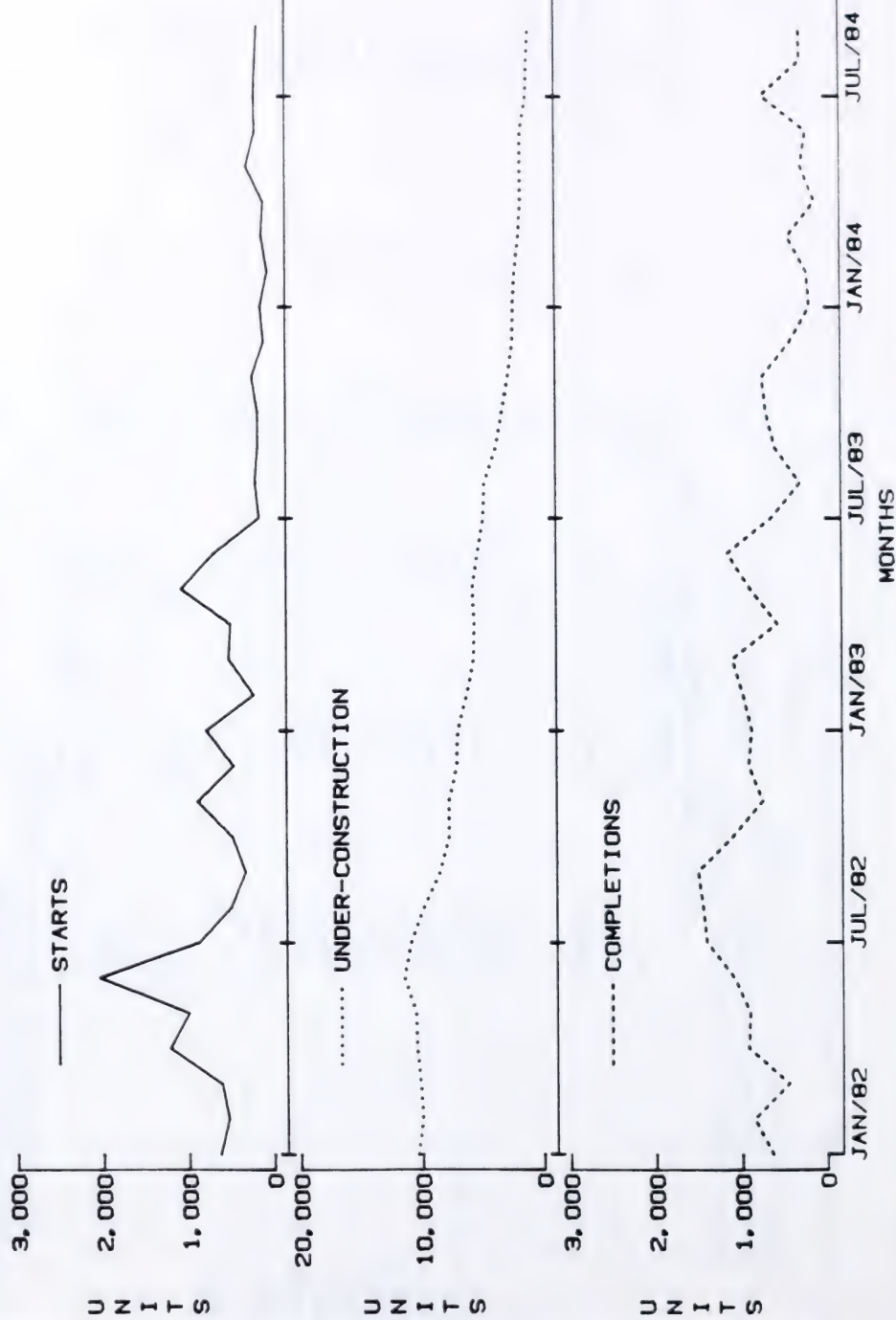


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

----- 1983 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	787	878	7061
FEBRUARY	229	982	6312
MARCH	522	1103	5731
APRIL	500	574	5657
MAY	1076	894	5838
JUNE	699	1155	5381
JULY	161	636	4903
AUGUST	208	302	4808
SEPTEMBER	176	594	3854
OCTOBER	176	698	3331
NOVEMBER	244	743	2840
DECEMBER	104	418	2428
----- 1984 -----			
JANUARY	142	184	2386
FEBRUARY	57	217	2226
MARCH	127	441	1910
APRIL	105	119	1710
MAY	306	280	1737
JUNE	202	218	1717
JULY	209	738	1242
AUGUST	192	282	1149
SEPTEMBER	172	288	1033
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 7
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
EDMONTON

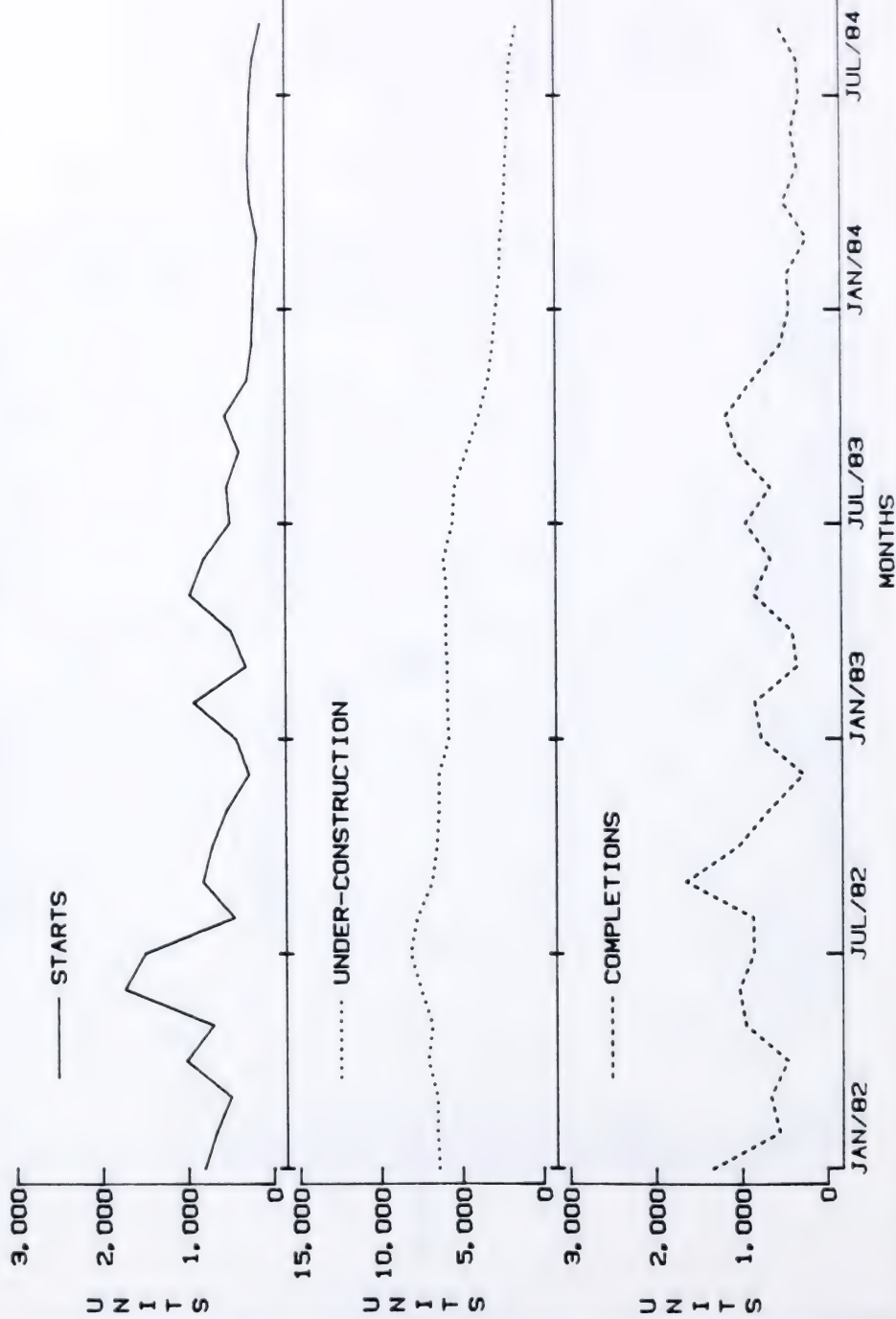


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

----- 1983 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	432	767	5805
FEBRUARY	922	839	5889
MARCH	315	346	5902
APRIL	492	403	5990
MAY	970	850	5905
JUNE	806	652	6120
JULY	500	943	5559
AUGUST	536	652	5422
SEPTEMBER	390	1040	4687
OCTOBER	559	1173	3926
NOVEMBER	295	859	3343
DECEMBER	236	531	3051
----- 1984 -----			
JANUARY	220	425	2845
FEBRUARY	204	448	2593
MARCH	173	216	2545
APRIL	258	491	2291
MAY	279	327	2237
JUNE	268	398	2097
JULY	257	295	2051
AUGUST	221	325	1938
SEPTEMBER	128	552	1512
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH
URBAN ALBERTA

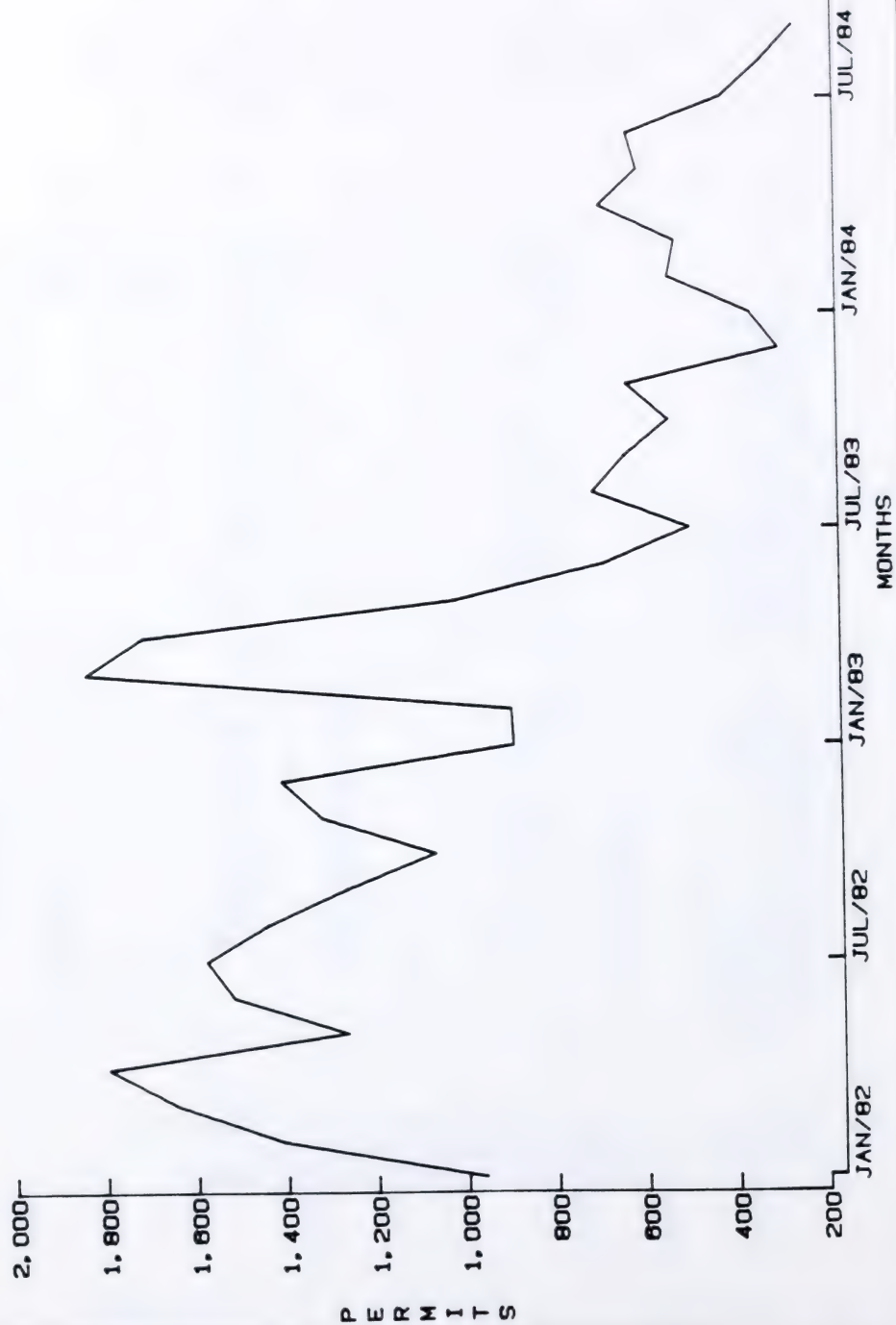


TABLE 11

SEP-84

RESIDENTIAL BUILDING PERMITS
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	82	0	0	0	82	-53
CANROSE	1	0	0	0	1	-67
EDMONTON M.A.	100	0	0	0	100	-75
FORT MCMURRAY	8	0	0	0	8	100
GRANDE PRAIRIE	6	0	0	0	6	20
LEDUC	0	0	0	0	0	-100
LETHBRIDGE	6	2	0	0	8	-43
LLOYDMINSTER(ALTA. PART)	2	0	0	0	2	-50
MEDICINE HAT	4	0	0	30	34	162
RED DEER	9	0	0	0	9	-31
SPRUCE GROVE	3	0	0	0	3	-57
TOTAL	221	2	0	30	253	-60

SOURCE: ALBERTA BUREAU OF STATISTICS
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 9
CUMULATIVE RESIDENTIAL BUILDING PERMITS
CALGARY AND EDMONTON

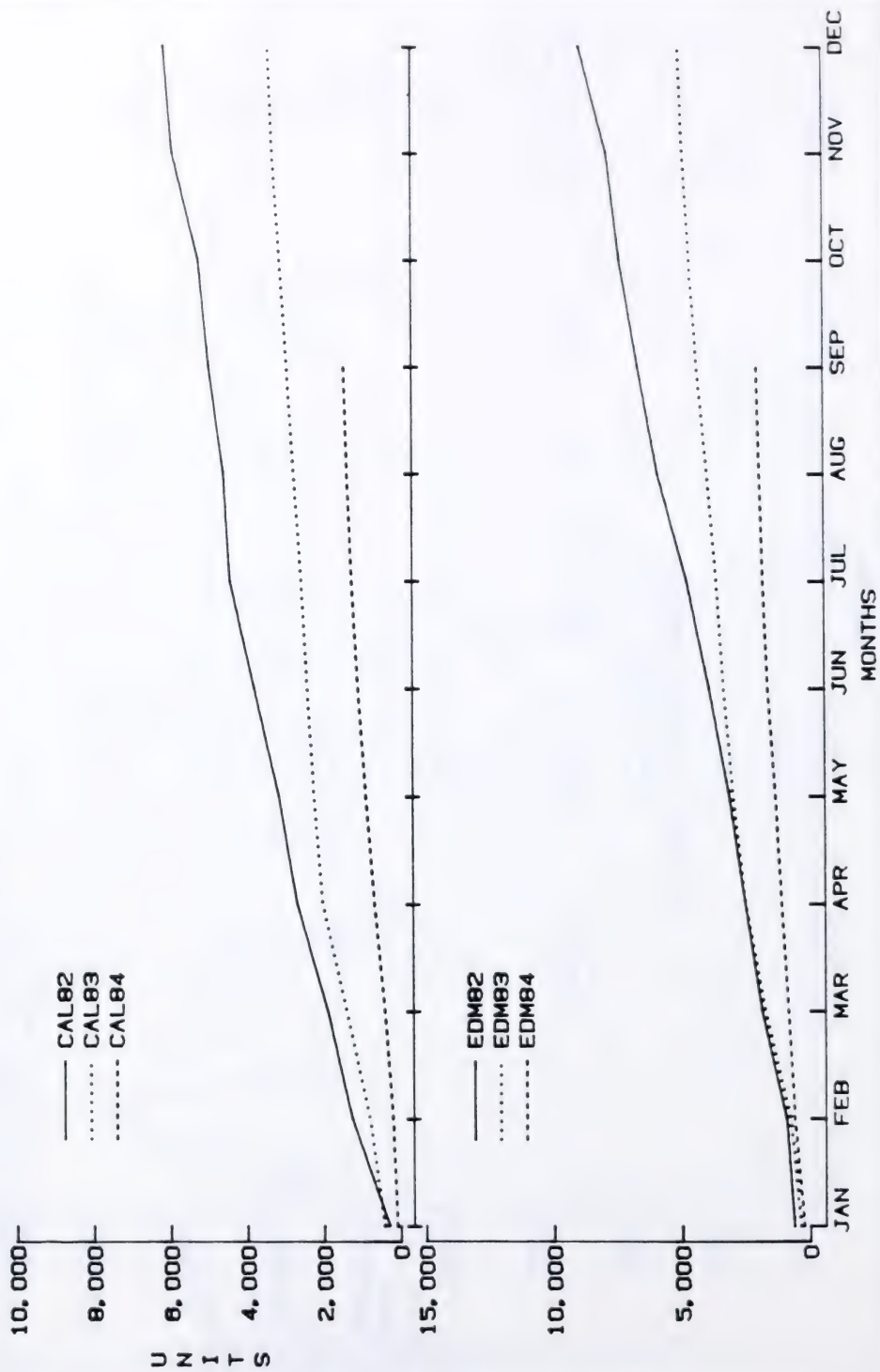


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY	CAMROSE	EDMONTON (METRO)	FORT MCMURRAY	GRAND PRAIRIE	LEDUC	LETHBRIDGE	LLOYDMIN. (ALTA. PART)	MEDICINE HAT	RED DEER	SPRUE GROVE
1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984
JANUARY	412	85	1	0	1	3	1	16	11	7	3
FEBRUARY	798	196	5	0	784	622	1	4	1	3	6
MARCH	1395	402	16	2	1740	855	3	10	4	8	30
APRIL	2015	670	37	17	2524	1118	11	15	12	17	54
MAY	2234	888	41	21	2990	1350	28	75	24	27	61
JUNE	2403	1087	47	23	3354	1642	31	92	27	43	66
JULY	2554	1245	49	26	3624	1815	37	111	31	50	73
AUGUST	2750	1360	55	30	3970	1934	59	129	41	56	77
SEPTEMBER	2924	1442	58	31	4368	2034	63	137	46	62	79
OCTOBER	3103		62		4644		71		51		80
NOVEMBER	3286		64		4895		131		55		164
DECEMBER	3399		64		5045		132		56		164
PERCENT CHANGE	-51	-47	-53	117	35	-86	-66	-7	-55	-70	-22

TOTAL

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	PERCENT CHANGE
1983	894	1793	3655	5395	6433	7119	7615	8324	8961	9501	10132	10427	
1984	358	895	1416	2103	2705	3329	3744	4071	4324				-52

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 10
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED
URBAN ALBERTA

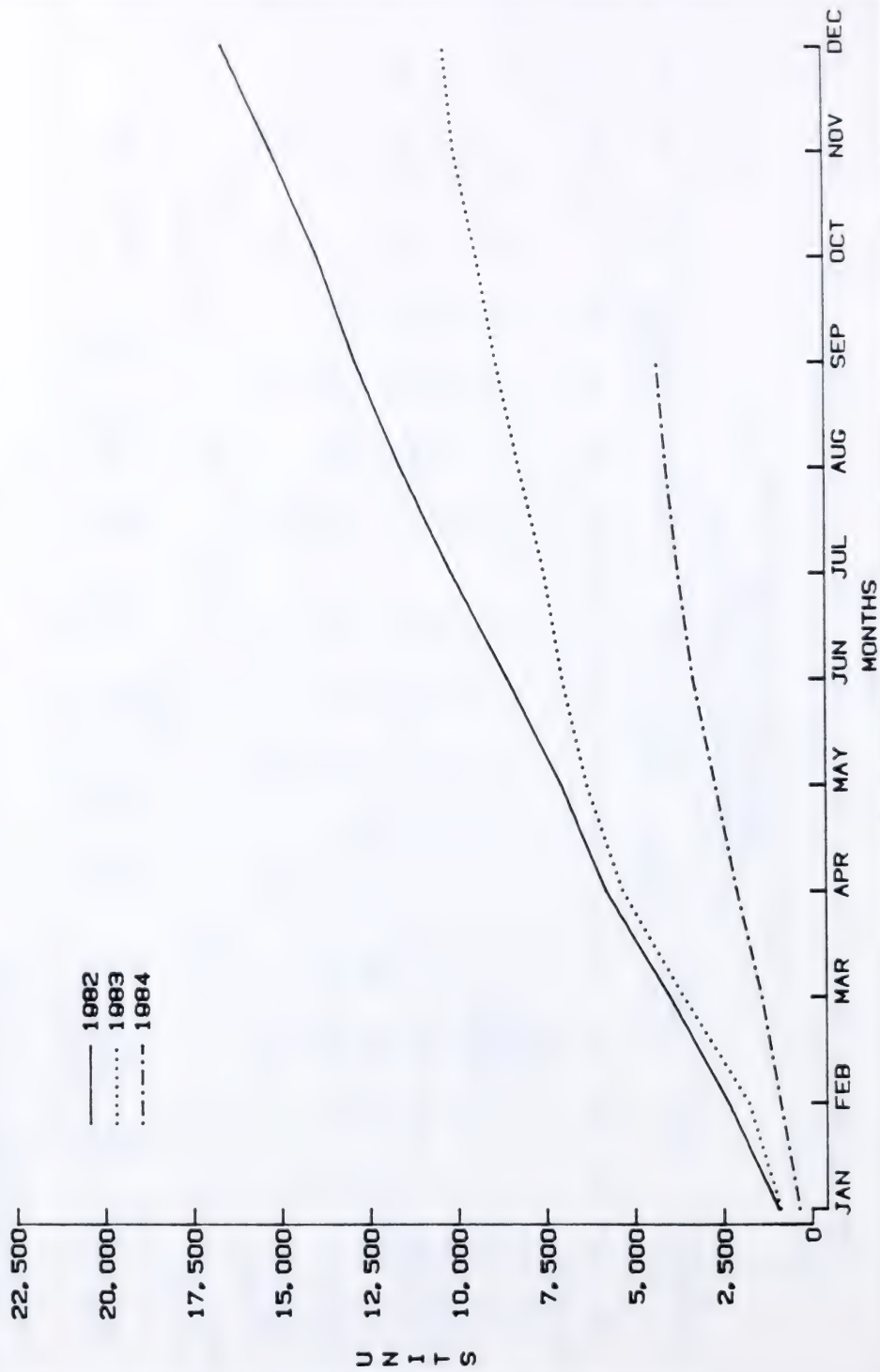


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
NUMBER OF UNITS,
1983-1984

	1983	1984	PERCENT CHANGE
JANUARY	894	358	-60
FEBRUARY	899	537	-40
MARCH	1862	521	-72
APRIL	1740	687	-61
MAY	1038	602	-42
JUNE	686	624	-9
JULY	496	415	-16
AUGUST	709	327	-54
SEPTEMBER	637	253	-60
OCTOBER	540		
NOVEMBER	631		
DECEMBER	295		
TOTAL	10427	4324	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 11
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
EDMONTON METRO

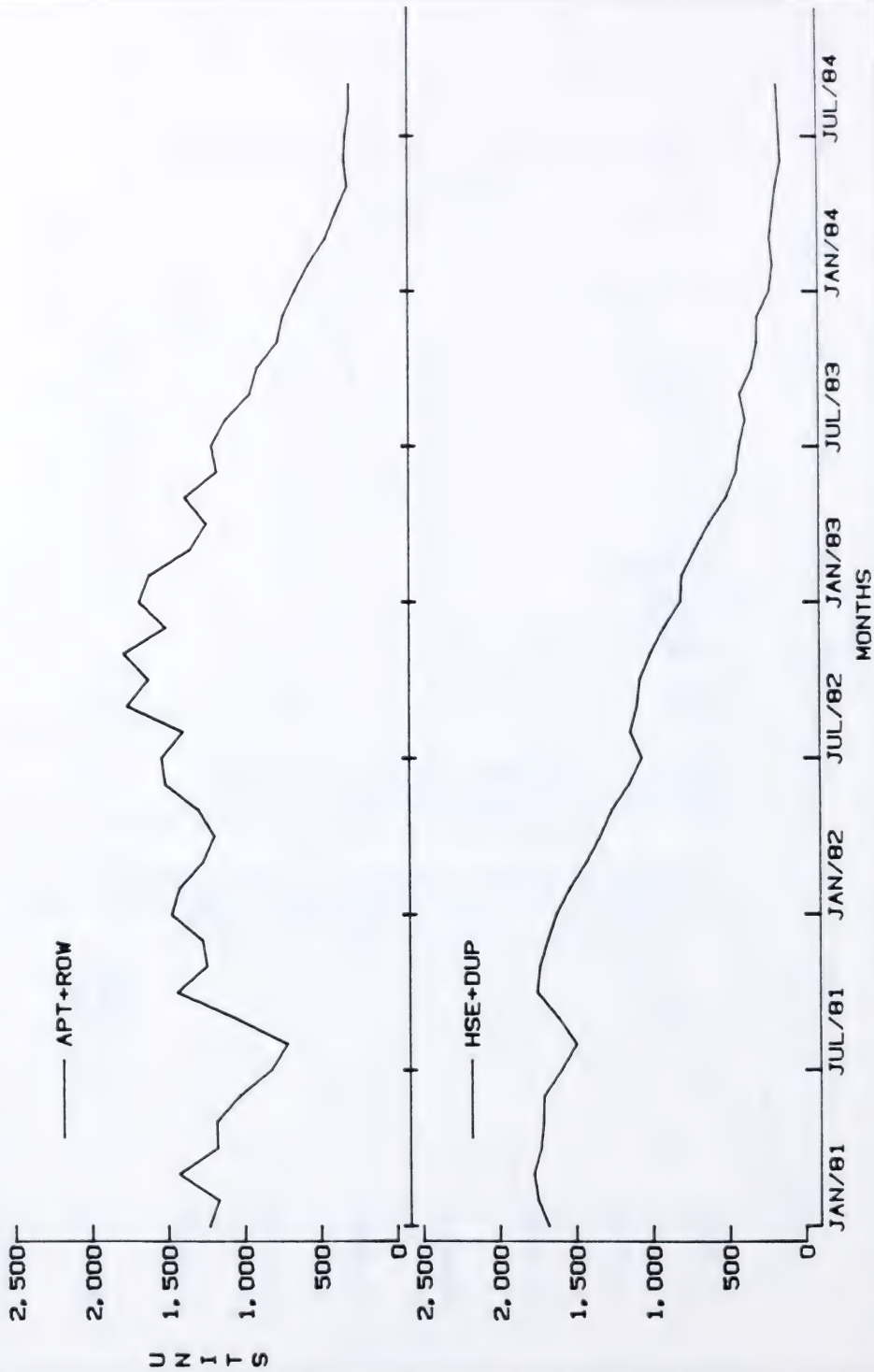


TABLE 14

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1983					
JANUARY	818	1681	2499	767	22
FEBRUARY	799	1616	2415	839	28
MARCH	714	1347	2061	346	25
APRIL	621	1242	1863	403	24
MAY	509	1381	1890	850	30
JUNE	442	1173	1615	652	36
JULY	421	1207	1628	943	36
AUGUST	382	1115	1497	652	34
SEPTEMBER	417	953	1370	1040	46
OCTOBER	338	905	1243	1173	51
NOVEMBER	304	772	1076	859	49
DECEMBER	301	736	1037	531	35

1984					
JANUARY	220	656	876	425	40
FEBRUARY	199	567	766	448	42
MARCH	218	456	674	216	31
APRIL	199	389	588	491	50
MAY	177	313	490	327	46
JUNE	143	332	475	398	47
JULY	151	323	474	295	38
AUGUST	159	298	457	325	43
SEPTEMBER	166	298	464	552	54
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
CALGARY

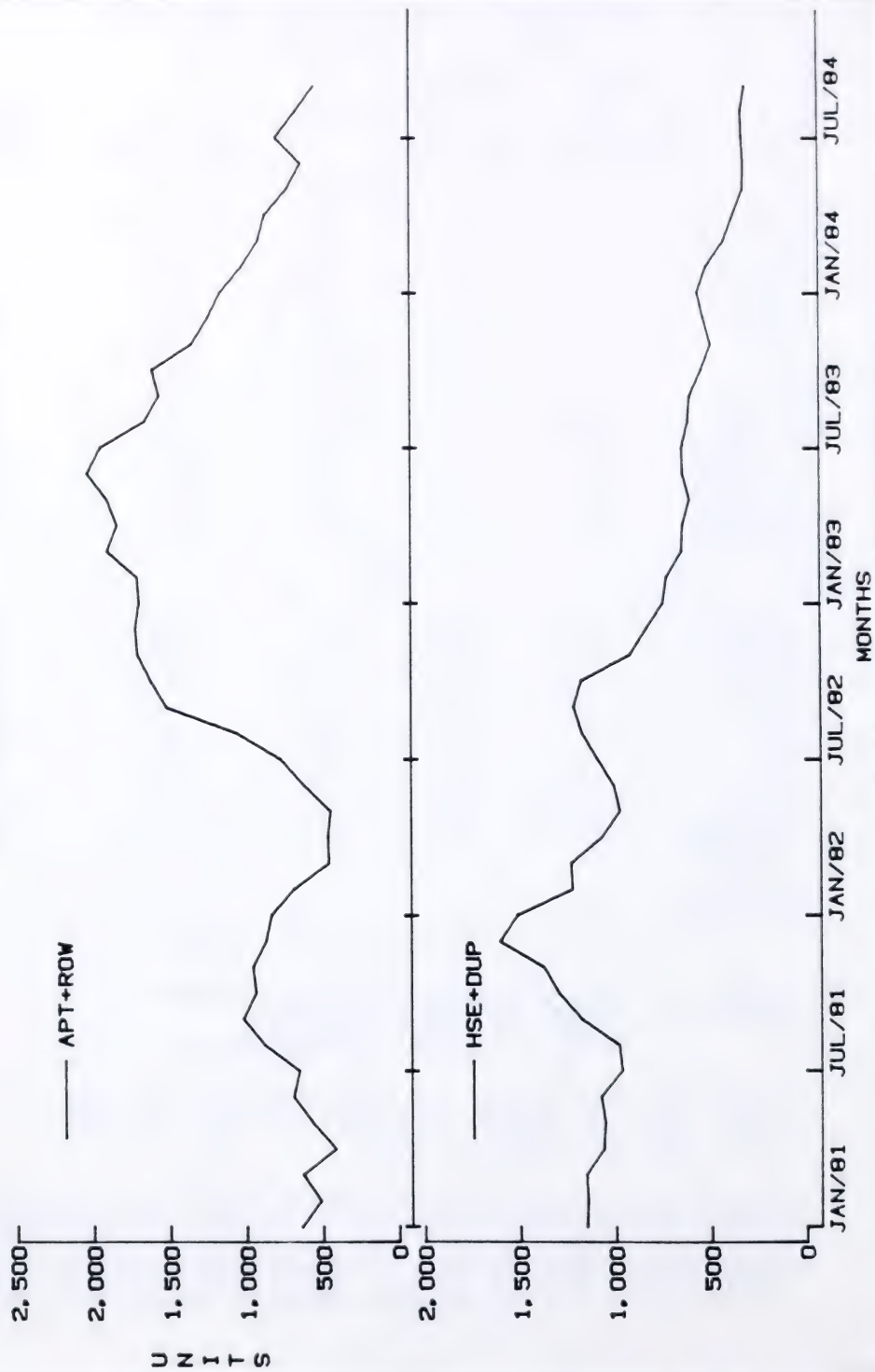


TABLE 15

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1983					
JANUARY	745	1695	2440	878	29
FEBRUARY	726	1709	2435	982	29
MARCH	646	1903	2549	1103	28
APRIL	640	1838	2478	574	21
MAY	604	1905	2509	894	26
JUNE	640	2033	2673	1155	27
JULY	644	1947	2591	636	22
AUGUST	612	1659	2271	302	22
SEPTEMBER	601	1563	2164	594	24
OCTOBER	541	1608	2149	698	25
NOVEMBER	491	1349	1840	743	36
DECEMBER	528	1245	1773	418	21

1984					
JANUARY	560	1161	1721	184	12
FEBRUARY	513	1020	1533	217	21
MARCH	420	911	1331	441	33
APRIL	371	866	1237	119	15
MAY	318	720	1038	280	32
JUNE	315	630	945	218	25
JULY	323	795	1118	738	34
AUGUST	327	665	992	282	29
SEPTEMBER	305	543	848	288	34
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13
LISTINGS AND SALES
EDMONTON METRO

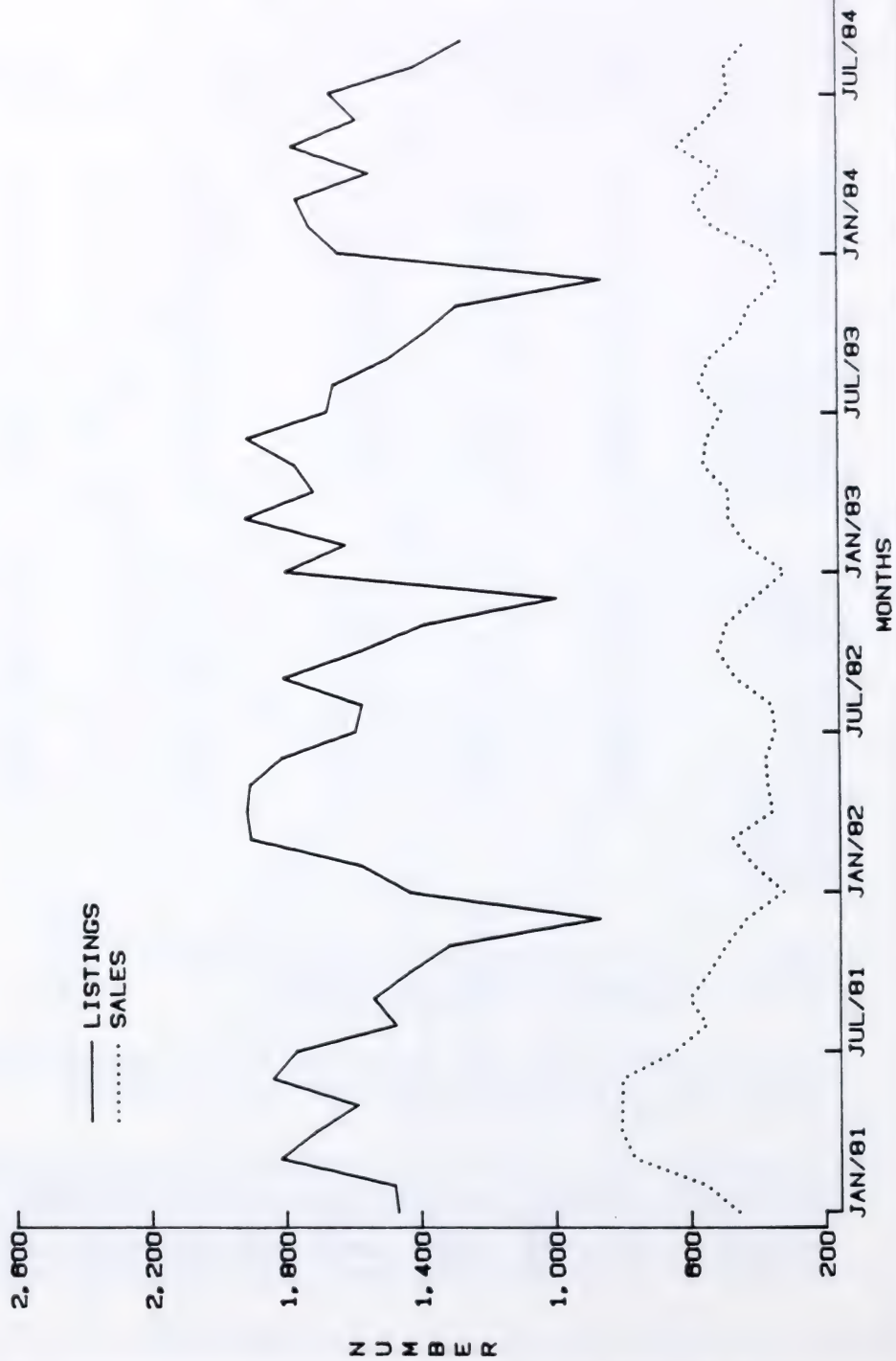


TABLE 16

RESIDENTIAL LISTINGS SALES AND PRICE

EDMONTON

1983				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1796	313	.17	84785
FEBRUARY	1618	428	.26	87289
MARCH	1915	481	.25	89200
APRIL	1712	480	.28	87596
MAY	1769	555	.31	88756
JUNE	1909	545	.29	84974
JULY	1672	498	.30	84242
AUGUST	1653	569	.34	85846
SEPTEMBER	1490	536	.36	84494
OCTOBER	1380	451	.33	83161
NOVEMBER	1286	416	.32	85092
DECEMBER	856	333	.39	80332
1984				
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
MARCH	1763	586	.33	80798
APRIL	1546	499	.32	81237
MAY	1775	630	.35	77713
JUNE	1583	541	.34	82281
JULY	1662	479	.29	75800
AUGUST	1411	488	.35	82859
SEPTEMBER	1270	422	.33	79004
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 14
LISTINGS AND SALES
CALGARY

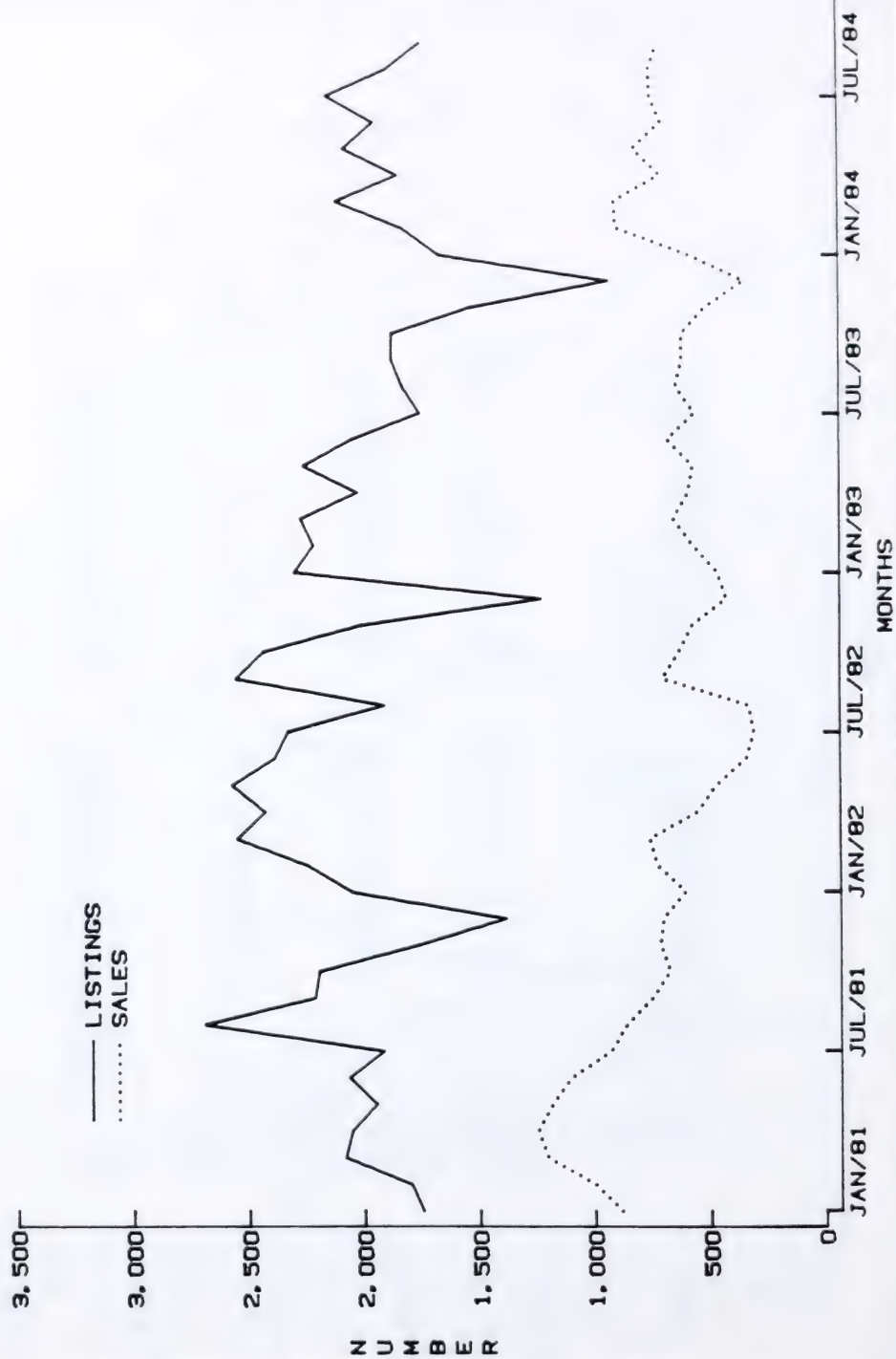


TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1983				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2296	464	.20	105813
FEBRUARY	2214	569	.26	104472
MARCH	2269	653	.29	103338
APRIL	2023	589	.29	102377
MAY	2265	568	.25	100747
JUNE	2047	679	.33	102488
JULY	1752	560	.32	100106
AUGUST	1827	642	.35	98660
SEPTEMBER	1873	615	.33	96176
OCTOBER	1635	499	.31	96613
NOVEMBER	1532	513	.33	91213
DECEMBER	931	345	.37	88566
1984				
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY	2152	747	.35	94185
AUGUST	1895	751	.40	89342
SEPTEMBER	1746	713	.41	80638
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 15
AVERAGE SALE PRICES
CALGARY AND EDMONTON

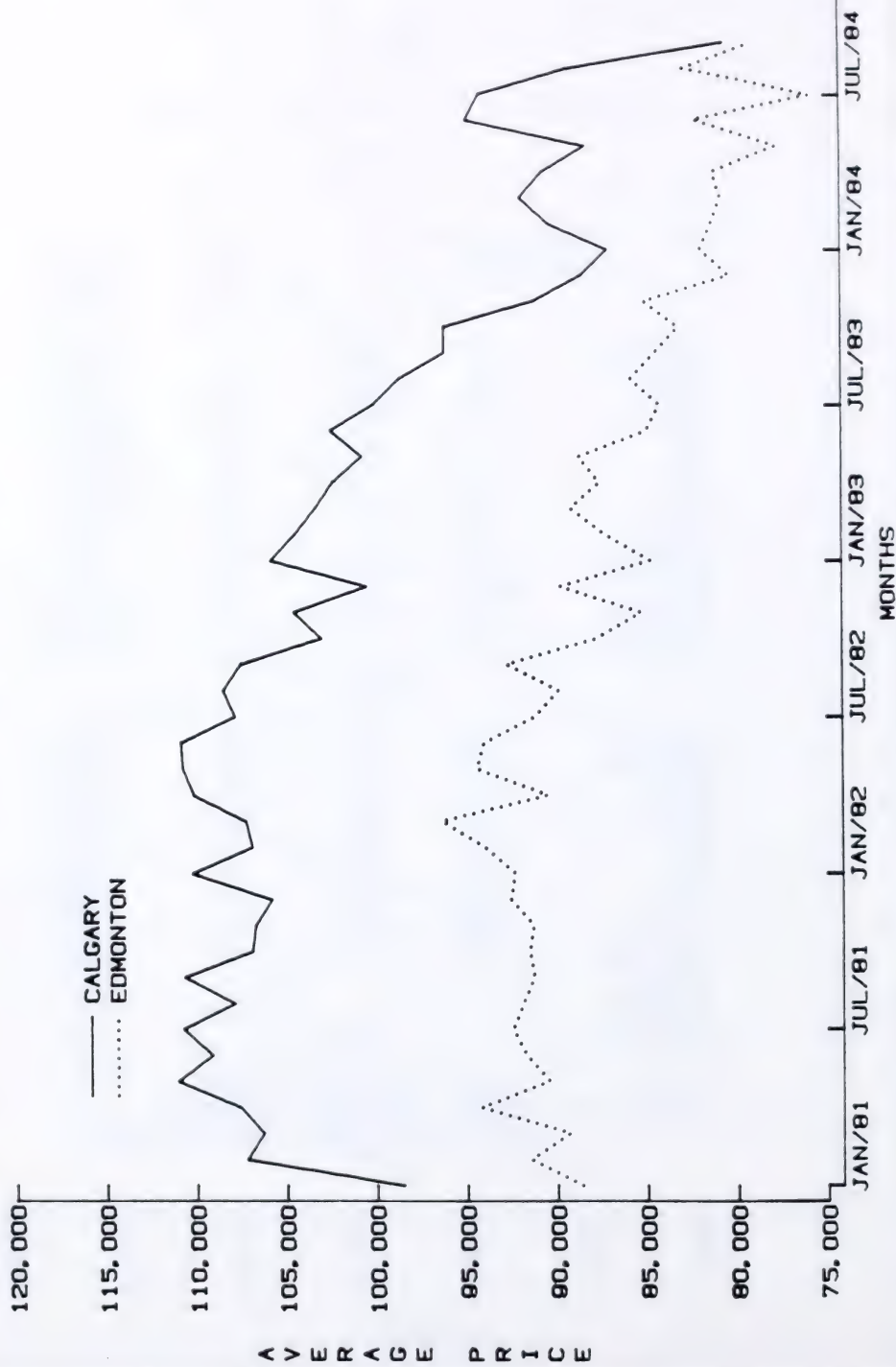


FIGURE 16
NEW HOUSING PRICE INDEXES
CALGARY AND EDMONTON
(1981=100)

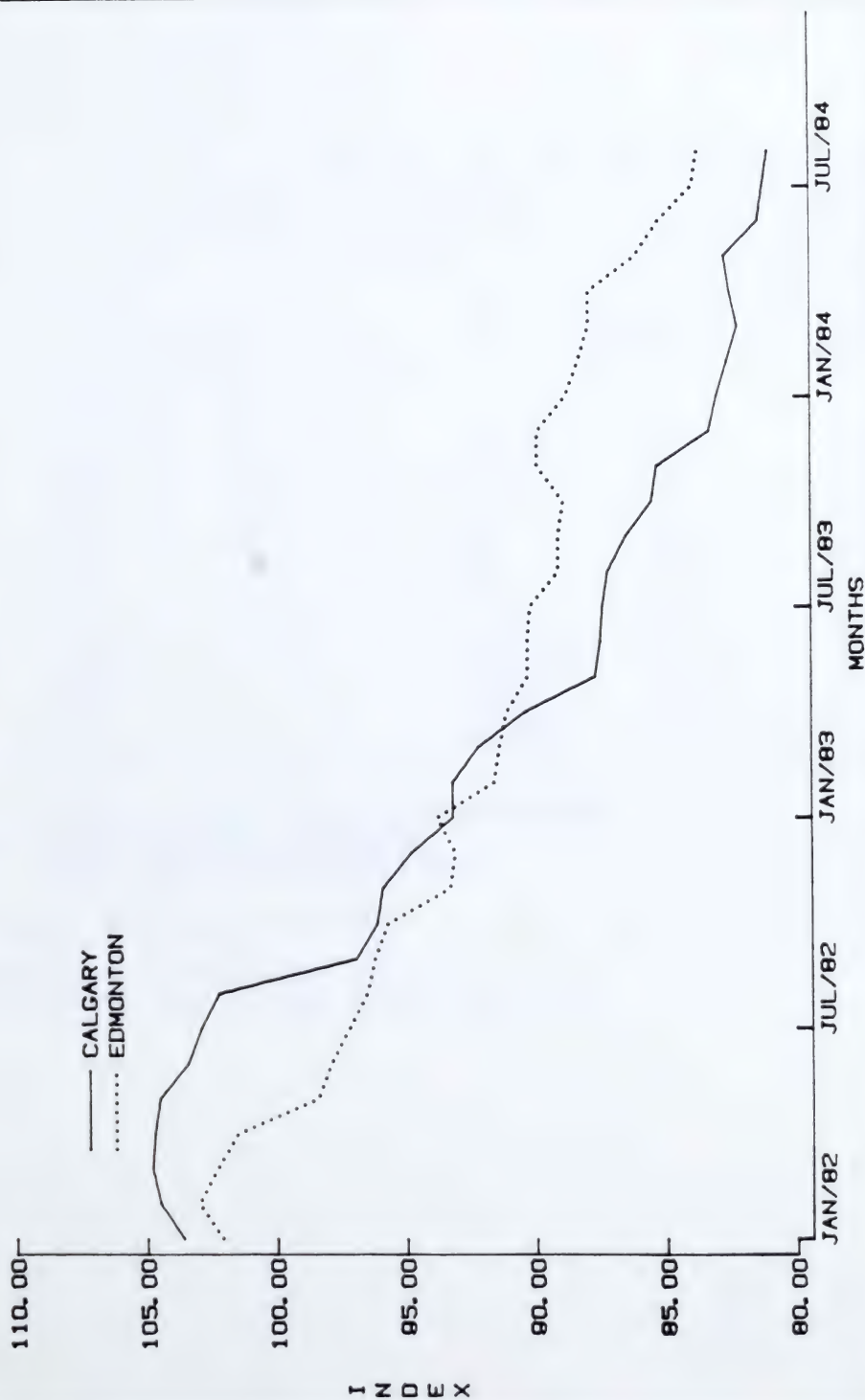


TABLE 18
NEW HOUSING PRICE INDICES*

1981=100

		CALGARY**		EDMONTON***	
		1983	1984	1983	1984
JANUARY	93.2	83.0	JANUARY	93.8	88.6
FEBRUARY	93.2	82.6	FEBRUARY	91.6	88.3
MARCH	92.2	82.2	MARCH	91.4	87.9
APRIL	90.4	82.5	APRIL	91.1	87.9
MAY	87.7	82.7	MAY	90.3	86.1
JUNE	87.5	81.4	JUNE	90.3	85.2
JULY	87.4	81.2	JULY	90.2	83.9
AUGUST	87.2	81.0	AUGUST	89.1	83.7
SEPTEMBER	86.5		SEPTEMBER	89.1	
OCTOBER	85.5		OCTOBER	88.9	
NOVEMBER	85.3		NOVEMBER	89.9	
DECEMBER	83.3		DECEMBER	89.9	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

AL 1.611

CANADIANA
C2
NOV 29 1984

RESIDENTIAL CONSTRUCTION IN ALBERTA

OCTOBER 1984

Alberta
DEPARTMENT OF HOUSING

RESIDENTIAL CONSTRUCTION
IN ALBERTA

OCTOBER 1984

ALBERTA
DEPARTMENT OF HOUSING

ISSN 0823-3047
10/84 (237)

TABLE OF CONTENTS

	Page
A. <u>Highlights</u>	1
B. <u>Residential Construction Starts</u>	
Table 1: Housing Starts by Type and Towns	5
Table 2: January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	7
Table 3: Total Housing Starts by Month: 1983 - 1984	9
Table 4: Total Single and Multiple Housing Starts by Month: 1983 - 1984	11
Table 5: Total Single and Multiple Housing Starts in Calgary and Edmonton by Month: 1983 - 1984	13
Table 6: Quarterly Housing Starts in Alberta (All Areas)	15
Table 7: Housing Completions by Type and Towns	16
Table 8: Housing Under-Construction by Type and Towns	17
Table 9: Starts, Completions and Under-Construction - Calgary	19
Table 10: Starts, Completions and Under-Construction - Edmonton	21
* * * *	
Figure 1: Cumulative Housing Starts - Calgary and Edmonton	6
Figure 2: Total Number of Housing Starts	8
Figure 3: Multiples as a Percentage of Total Starts - Urban Alberta	10
Figure 4: Multiples as a Percentage of Total Starts - Calgary and Edmonton	12
Figure 5: Cumulative Quarterly Housing Starts - Urban Areas	14
Figure 6: Starts, Completions and Under-Construction - Calgary	18
Figure 7: Starts, Completions and Under-Construction - Edmonton	20
C. <u>Residential Building Permits</u>	
Table 11: Building Permits by Type and Towns	23
Table 12: January to Date Building Permits by Type and Towns, Compared With Same Period in the Previous Year	25
Table 13: Total Building Permits by Month: 1983 - 1984	27
* * * *	
Figure 8: Total Number of Building Permits Issued Each Month - Urban Alberta	22
Figure 9: Cumulative Building Permits - Calgary and Edmonton	24
Figure 10: Cumulative Building Permits - Urban Alberta	26

D. Newly Completed and Unoccupied Dwellings

Table 14: Newly Completed and Unoccupied Dwellings by Month - Edmonton	29
Table 15: Newly Completed and Unoccupied Dwellings by Month - Calgary	31

* * * *

Figure 11: Newly Completed and Unoccupied Dwellings - Edmonton	28
Figure 12: Newly Completed and Unoccupied Dwellings - Calgary	30

E. Multiple Listings Service (M.L.S.)

Table 16: Residential Listings, Sales and Price by Month - Edmonton (1983 - 1984)	33
Table 17: Residential Listings, Sales and Price by Month - Calgary (1983 - 1984)	35

* * * *

Figure 13: Listings and Sales - Edmonton	32
Figure 14: Listings and Sales - Calgary	34
Figure 15: Average Sales Prices - Calgary and Edmonton	36

F. New Housing Price Indexes

Table 18: New Housing Price Indexes in Calgary and Edmonton by Month: 1981 - 1982	38
--	----

* * * *

Figure 16: New Housing Price Indexes in Calgary and Edmonton	37
--	----

A. RESIDENTIAL CONSTRUCTION STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION

1. ALBERTA:

- IN THE THIRD QUARTER, HOUSING STARTS IN ALBERTA DECREASED BY 44% FROM 3,478 IN 1983 TO 1,947 IN 1984.

2. URBAN ALBERTA:

- TOTAL RESIDENTIAL CONSTRUCTION STARTS IN URBAN ALBERTA AMOUNTED TO 363 UNITS IN OCTOBER, 1984, A DECREASE OF 57% OVER THE SAME MONTH LAST YEAR.
- IN THE PERIOD JANUARY TO OCTOBER, 4,607 WERE STARTED. THIS IS A DECREASE OF 62% FROM THE 12,150 UNITS THAT WERE STARTED IN THE SAME PERIOD LAST YEAR.
- THE TOTAL OF 363 UNITS STARTED ARE COMPRISED OF 329 SINGLES AND 34 MULTIPLES. MULTIPLES REPRESENT 9% OF THE TOTAL STARTS.
- TOTAL STARTS DROPPED OVER LAST MONTH IN CALGARY (31%), SPRUCE GROVE (38%), LETHBRIDGE (46%), FT. MCMURRAY (N/A) AND LEDUC (N/A). IN ALL OTHER CITIES, STARTS INCREASED.

3. CALGARY:

- IN CALGARY A TOTAL OF 118 UNITS WERE STARTED. THIS IS A DECREASE OF 31% FROM LAST MONTH'S TOTAL OF 172.

- THE TOTAL OF 118 STARTS IS MADE UP OF 116 SINGLES AND 2 MULTIPLES. MULTIPLES REPRESENT 2% OF THE TOTAL UNITS IN CALGARY THIS MONTH.
- COMPARED TO LAST MONTH, THE SINGLES TOTAL OF 116 HAS DECREASED (33%) AND THE MULTIPLES TOTAL OF 2 HAS INCREASED (N/A).
- THERE WERE ALSO 173 UNITS COMPLETED (A DECREASE OF 4% OVER LAST MONTH) AND 954 UNITS UNDER-CONSTRUCTION (A DECREASE OF 5% OVER LAST MONTH).

4. EDMONTON:

- IN EDMONTON A TOTAL OF 146 UNITS WERE STARTED. THIS IS AN INCREASE OF 14% FROM LAST MONTH'S TOTAL OF 128.
- THE TOTAL OF 146 IS MADE UP OF 144 SINGLES AND 2 MULTIPLES. MULTIPLES REPRESENT 1% OF THE TOTAL UNITS IN EDMONTON THIS MONTH.
- COMPARED TO LAST MONTH, THE SINGLES TOTAL OF 144 HAS INCREASED (21%) AND THE MULTIPLES TOTAL OF 2 HAS DECREASED (78%).
- THERE WERE ALSO 414 UNITS COMPLETED (A DECREASE OF 25% OVER LAST MONTH) AND 1,199 UNITS UNDER-CONSTRUCTION (A DECREASE OF 21% OVER LAST MONTH).

B. RESIDENTIAL BUILDING PERMITS ISSUED

- A TOTAL OF 288 BUILDING PERMITS WERE ISSUED IN OCTOBER, 1984. THIS IS A DECREASE OF 47% OVER THE SAME MONTH LAST YEAR.
- IN THE PERIOD JANUARY TO OCTOBER, 4,612 PERMITS WERE ISSUED, A DECREASE OF 51% FROM THE 9,501 THAT WERE ISSUED OVER THE SAME TIME PERIOD LAST YEAR.
- THERE WAS A DROP IN THE NUMBER OF BUILDING PERMITS ISSUED IN LETHBRIDGE (25%), SPRUCE GROVE (33%) AND MEDICINE HAT (85%). IN ALL OTHER CITIES BUILDING PERMITS INCREASED.

C. NEWLY COMPLETED AND UNOCCUPIED DWELLINGS

1. EDMONTON:

- A TOTAL OF 360 NEWLY COMPLETED AND UNOCCUPIED DWELLINGS, (110 HOUSES AND DUPLEXES AND 250 APARTMENTS AND ROWHOUSES) WERE AVAILABLE IN OCTOBER.
- NEWLY COMPLETED AND UNOCCUPIED DWELLINGS DECREASED BY 22% OVER LAST MONTH.
- 59% OF THE NEWLY COMPLETED DWELLINGS WERE ABSORBED INTO THE MARKET COMPARED TO THE 54% ABSORPTION RATE OF LAST MONTH.

2. CALGARY:

- A TOTAL OF 665 NEWLY COMPLETED AND UNOCCUPIED DWELLINGS (195 HOUSES AND DUPLEXES AND 468 APARTMENTS AND ROWHOUSES) WERE AVAILABLE.
- NEWLY COMPLETED AND UNOCCUPIED DWELLINGS DECREASED BY 21% OVER LAST MONTH.
- THE ABSORPTION RATE INCREASED TO 35% FROM THE 34% LAST MONTH.

D. RESIDENTIAL LISTINGS, SALES AND PRICE

1. EDMONTON:

- 510, OR 33%, OF THE 1,557 PROPERTIES LISTED FOR SALE WERE SOLD AT AN AVERAGE SELLING PRICE OF \$76,286.
- LISTINGS INCREASED BY 23%, SALES INCREASED BY 21%, HOWEVER, THE SELLING PRICE HAS DECREASED BY 3% OVER LAST MONTH.

2. CALGARY:

- 799 OR 45%, OF THE 1,765 PROPERTIES LISTED FOR SALE WERE SOLD AT AN AVERAGE SELLING PRICE OF \$78,503.
- LISTINGS INCREASED BY 1%, SALES INCREASED BY 12%, HOWEVER, THE SELLING PRICE HAS DECREASED BY 3% OVER LAST MONTH.

E. NEW HOUSING PRICE INDEXES

1. CALGARY:

- IN SEPTEMBER, 1984, THE INDEX DROPPED TO 80.8, A DECREASE OF 7% OVER THE SAME PERIOD LAST YEAR.

2. EDMONTON:

- IN SEPTEMBER, 1984, THE INDEX REMAINED AT 83.7, A DROP OF 6% OVER THE SAME MONTH LAST YEAR.

TABLE 1

OCT-84

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMLS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	116	2	0	0	118	-33
CAMROSE	4	0	0	0	4	300
EDMONTON M.A.	144	0	0	2	146	-74
FORT MCMURRAY	0	0	0	0	0	-100
GRANDE PRAIRIE	12	0	0	0	12	-20
LEDUC	0	0	0	0	0	-100
LETHBRIDGE	7	0	0	0	7	-56
LLOYDMINSTER(ALTA. PART)	16	0	0	0	16	129
MEDICINE HAT	7	0	0	30	37	164
RED DEER	18	0	0	0	18	-25
SPRUCE GROVE	5	0	0	0	5	-29
TOTAL	329	2	0	32	363	-57

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 1
CUMULATIVE HOUSING STARTS
CALGARY AND EDMONTON

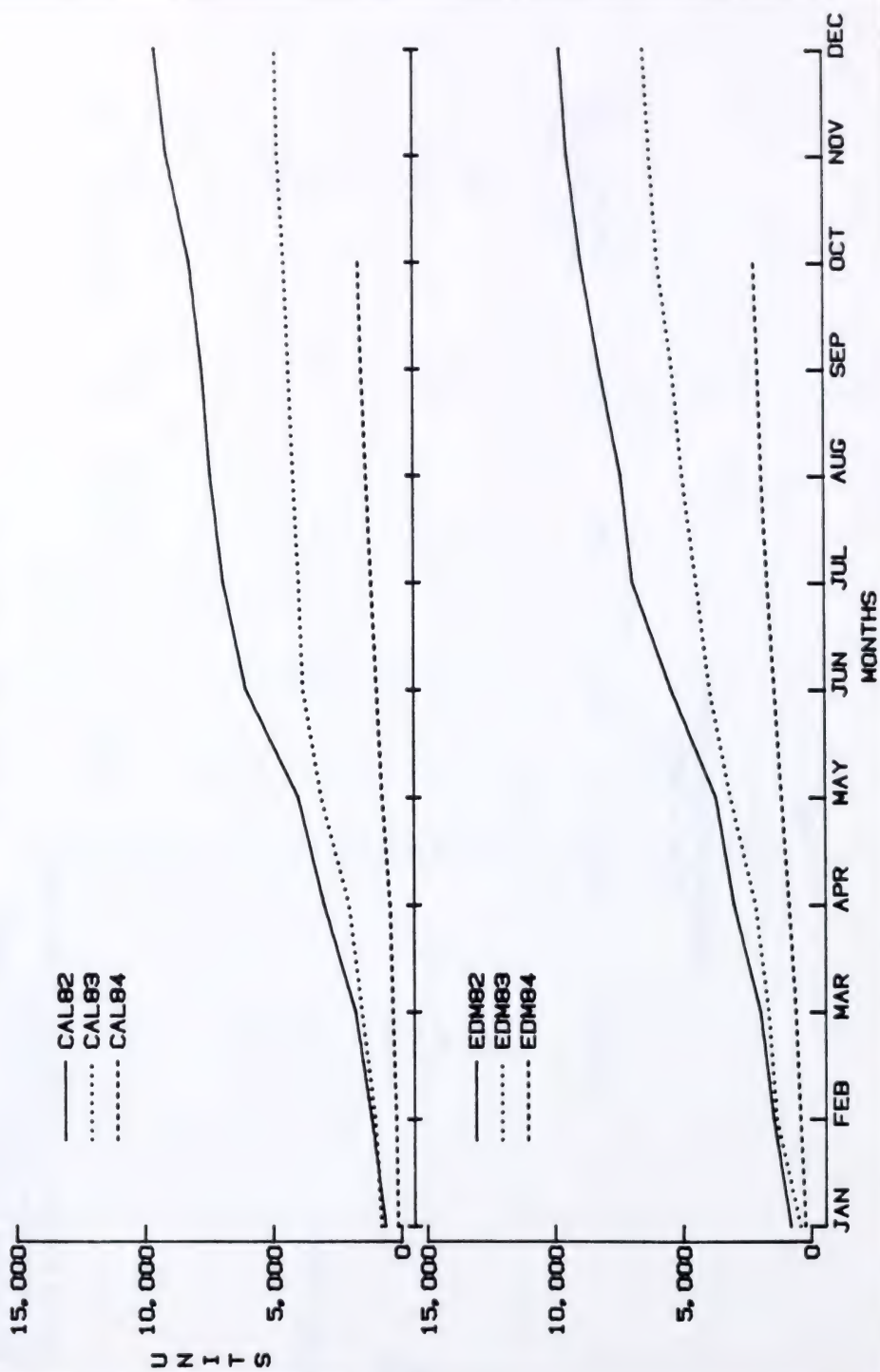


TABLE 2

OCT-84

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT		TOTAL		PERCENT CHANGE IN TOTAL STARTS
	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	
CALGARY	2727	1580	90	6	331	44	1386	0	4534	1630	-64
CAMROSE	50	17	0	0	0	0	12	12	62	29	-53
EDMONTON M.A.	3404	1969	122	28	787	146	1609	11	5922	2154	-64
FORT MCMURRAY	101	89	0	0	0	0	0	52	101	141	40
GRANDE PRAIRIE	44	76	2	6	0	0	65	0	111	82	-26
LEDUC	73	17	0	0	0	0	4	0	77	17	-78
LETHBRIDGE	302	147	60	16	19	0	170	5	551	168	-70
LLOYDMINSTER (ALTA. PART)	56	79	0	0	0	8	0	0	56	87	55
MEDICINE HAT	160	64	12	2	36	0	3	30	211	96	-55
RED DEER	254	125	32	0	68	21	112	4	466	150	-68
SPRUCE GROVE	59	53	0	0	0	0	0	0	59	53	-10
TOTAL	7230	4216	318	58	1241	219	3361	114	12150	4607	-62
PERCENT CHANGE BY TYPE		-42		-82		-82		-97		-62	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 2
TOTAL NUMBER OF STARTS EACH MONTH
URBAN ALBERTA

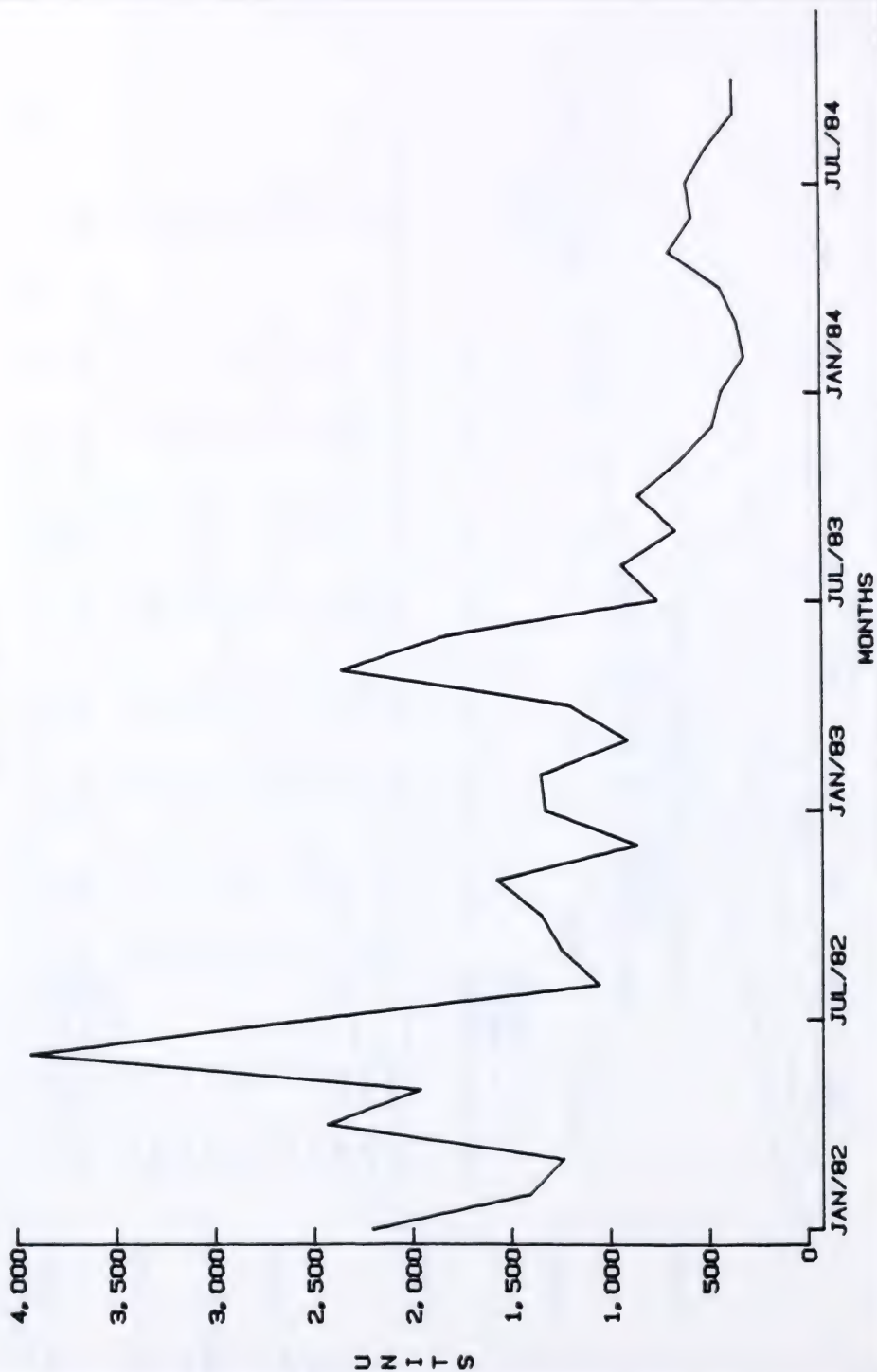


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1983-1984

	1983	1984	PERCENT CHANGE
JANUARY	1325	425	-68
FEBRUARY	1346	311	-77
MARCH	908	349	-62
APRIL	1205	432	-64
MAY	2351	691	-71
JUNE	1815	574	-68
JULY	755	602	-20
AUGUST	934	499	-47
SEPTEMBER	661	361	-45
OCTOBER	850	363	-57
NOVEMBER	636		
DECEMBER	470		
TOTAL	13256	4607	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
URBAN ALBERTA

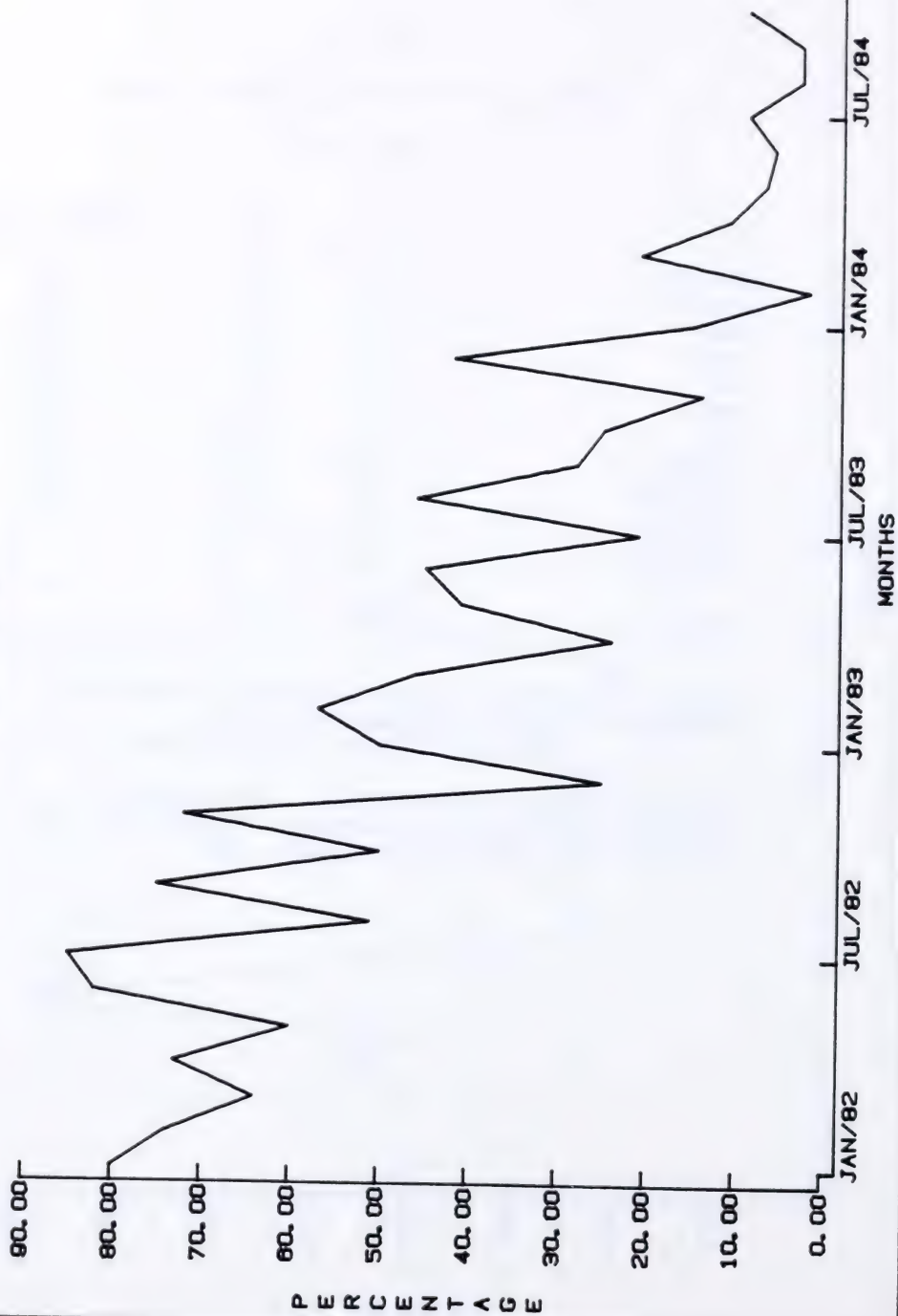


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1983-1984				
1983				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	1325	658	667	50
FEBRUARY	1346	583	763	57
MARCH	908	489	419	46
APRIL	1205	916	289	24
MAY	2351	1377	974	41
JUNE	1815	991	824	45
JULY	755	595	160	21
AUGUST	934	506	428	46
SEPTEMBER	661	474	187	28
OCTOBER	850	641	209	25
NOVEMBER	636	544	92	14
DECEMBER	470	271	199	42
TOTAL	13256	8045	5211	39
1984				
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY	691	642	49	7
JUNE	574	539	35	6
JULY	602	546	56	9
AUGUST	499	483	16	3
SEPTEMBER	361	350	11	3
OCTOBER	363	329	34	9
NOVEMBER				
DECEMBER				
TOTAL	4607	4216	391	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
 MEDICINE HAT, RED DEER AND SPRUCE GROVE

FIGURE 4
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
EDMONTON AND CALGARY

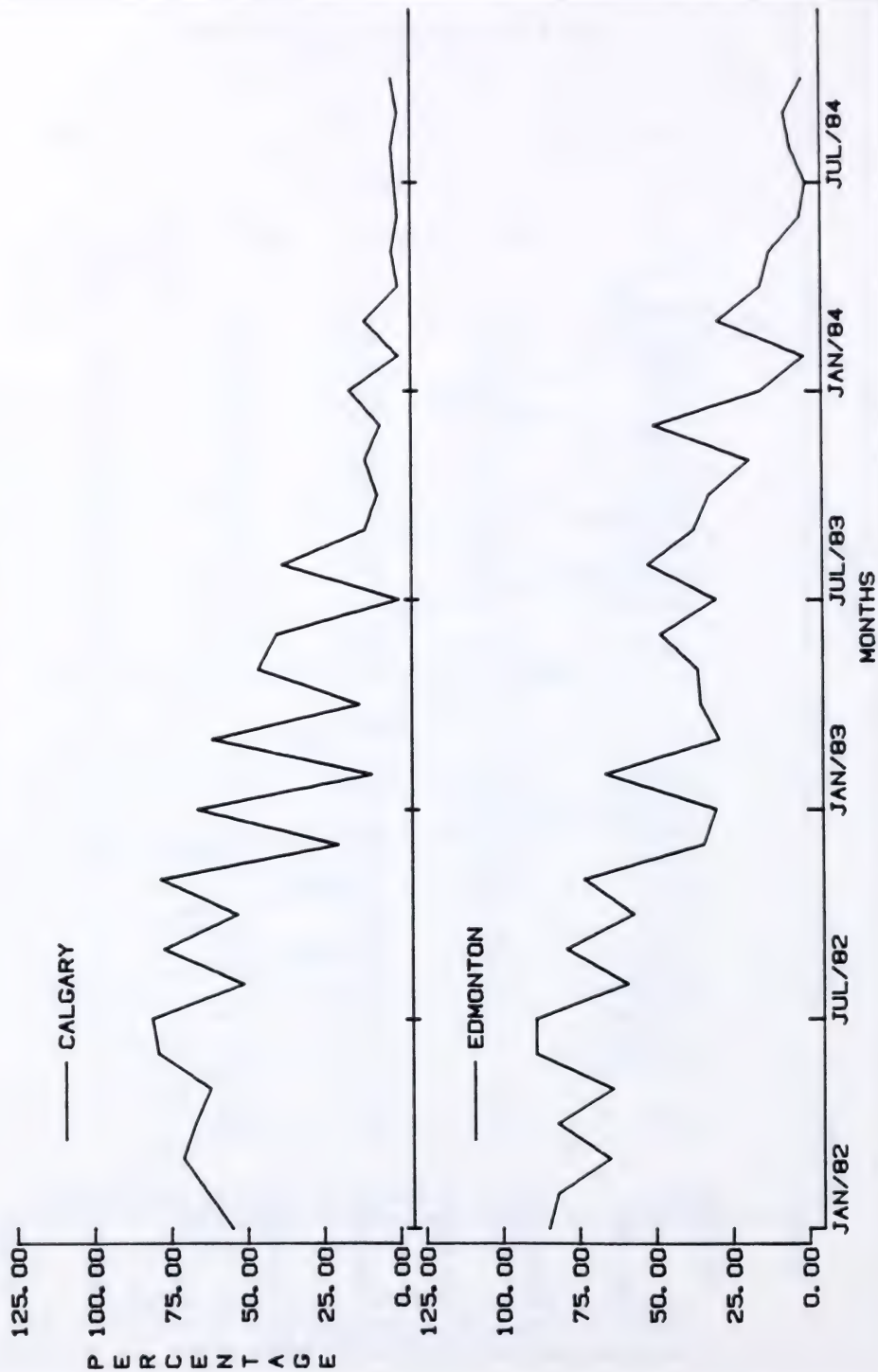


TABLE 5

SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1983					EDMONTON(METRO)						
CALGARY											
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	787	271	516	66	JANUARY	432	303	129	30		
FEBRUARY	229	209	20	9	FEBRUARY	922	316	606	66		
MARCH	522	201	321	61	MARCH	315	223	92	29		
APRIL	500	435	65	13	APRIL	492	319	173	35		
MAY	1076	581	495	46	MAY	970	621	349	36		
JUNE	699	420	279	40	JUNE	806	387	419	52		
JULY	161	161	0	0	JULY	500	352	148	30		
AUGUST	208	129	79	38	AUGUST	536	258	278	52		
SEPTEMBER	176	156	20	11	SEPTEMBER	390	245	145	37		
OCTOBER	176	164	12	7	OCTOBER	559	380	179	32		
NOVEMBER	244	218	26	11	NOVEMBER	295	239	56	19		
DECEMBER	104	98	6	6	DECEMBER	236	118	118	50		
TOTAL	4882	3043	1839	38	TOTAL	6453	3761	2692	42		
1984					EDMONTON(METRO)						
CALGARY											
JANUARY	142	119	23	16	JANUARY	220	188	32	15		
FEBRUARY	57	57	0	0	FEBRUARY	204	202	2	1		
MARCH	127	113	14	11	MARCH	173	122	51	29		
APRIL	105	105	0	0	APRIL	258	219	39	15		
MAY	306	301	5	2	MAY	279	245	34	12		
JUNE	202	202	0	0	JUNE	268	264	4	1		
JULY	209	207	2	1	JULY	257	257	0	0		
AUGUST	192	188	4	2	AUGUST	221	209	12	5		
SEPTEMBER	172	172	0	0	SEPTEMBER	128	119	9	7		
OCTOBER	118	116	2	2	OCTOBER	146	144	2	1		
NOVEMBER					NOVEMBER						
DECEMBER					DECEMBER						
TOTAL	1630	1580	50		TOTAL	2154	1969	185			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 5
CUMULATIVE QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

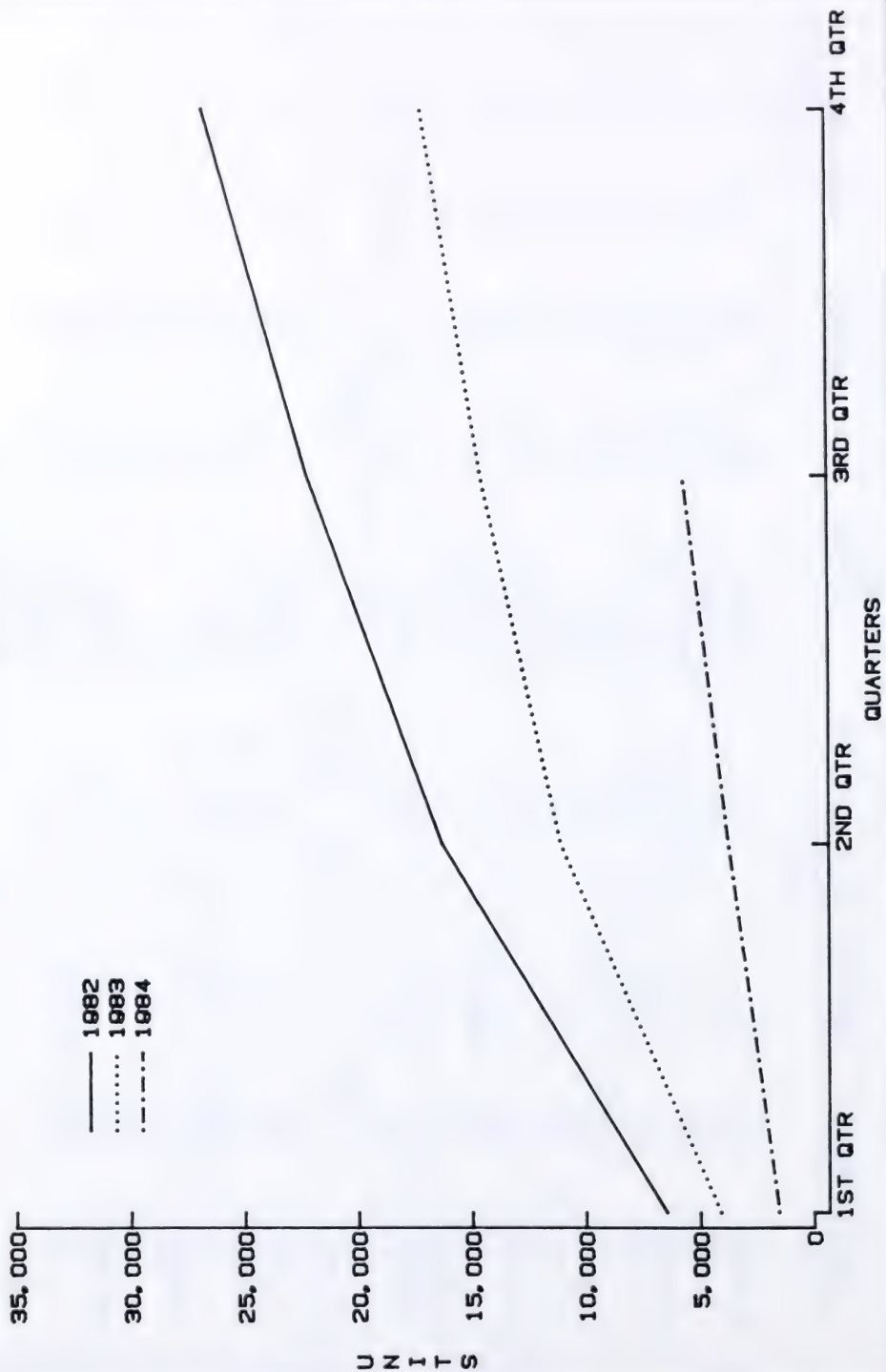


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1983 - 1984	
	1983	1984
FIRST QUARTER	4101	1548
SECOND QUARTER	6987	2186
THIRD QUARTER	3478	1947
FOURTH QUARTER	2568	
	----	----
TOTAL	17134	5681

PERCENT
CHANGE

-62
-69
-44

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 7

OCT-84

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	169	4	0	0	173	-75
CAMROSE	4	0	0	0	4	-56
EDMONTON M.A.	335	4	0	75	414	-65
FORT MCMURRAY	8	0	0	0	8	-27
GRANDE PRAIRIE	15	0	0	0	15	-82
LEDUC	0	0	0	0	0	-100
LETHBRIDGE	7	0	0	0	7	-61
LLOYDMINSTER (ALTA. PART)	5	0	8	0	13	18
MEDICINE HAT	15	0	0	0	15	-17
RED DEER	19	0	25	211	255	410
SPRUCE GROVE	5	0	0	0	5	-17
TOTAL	582	8	33	286	909	-56

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 8

OCT-84

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	666	30	93	165	954	-71
CAMROSE	7	0	0	12	19	-65
EDMONTON M.A.	671	36	99	393	1199	-69
FORT MCMURRAY	32	0	0	0	32	-73
GRANDE PRAIRIE	29	0	0	0	29	45
LEDUC	5	0	0	0	5	-80
LETHBRIDGE	84	10	0	5	99	-73
LLOYDMINSTER (ALTA. PART)	40	0	0	0	40	-56
MEDICINE HAT	28	0	0	30	58	-55
RED DEER	22	0	0	83	105	-78
SPRUCE GROVE	8	0	0	0	8	-33
TOTAL	1592	76	192	688	2548	-70

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
CALGARY

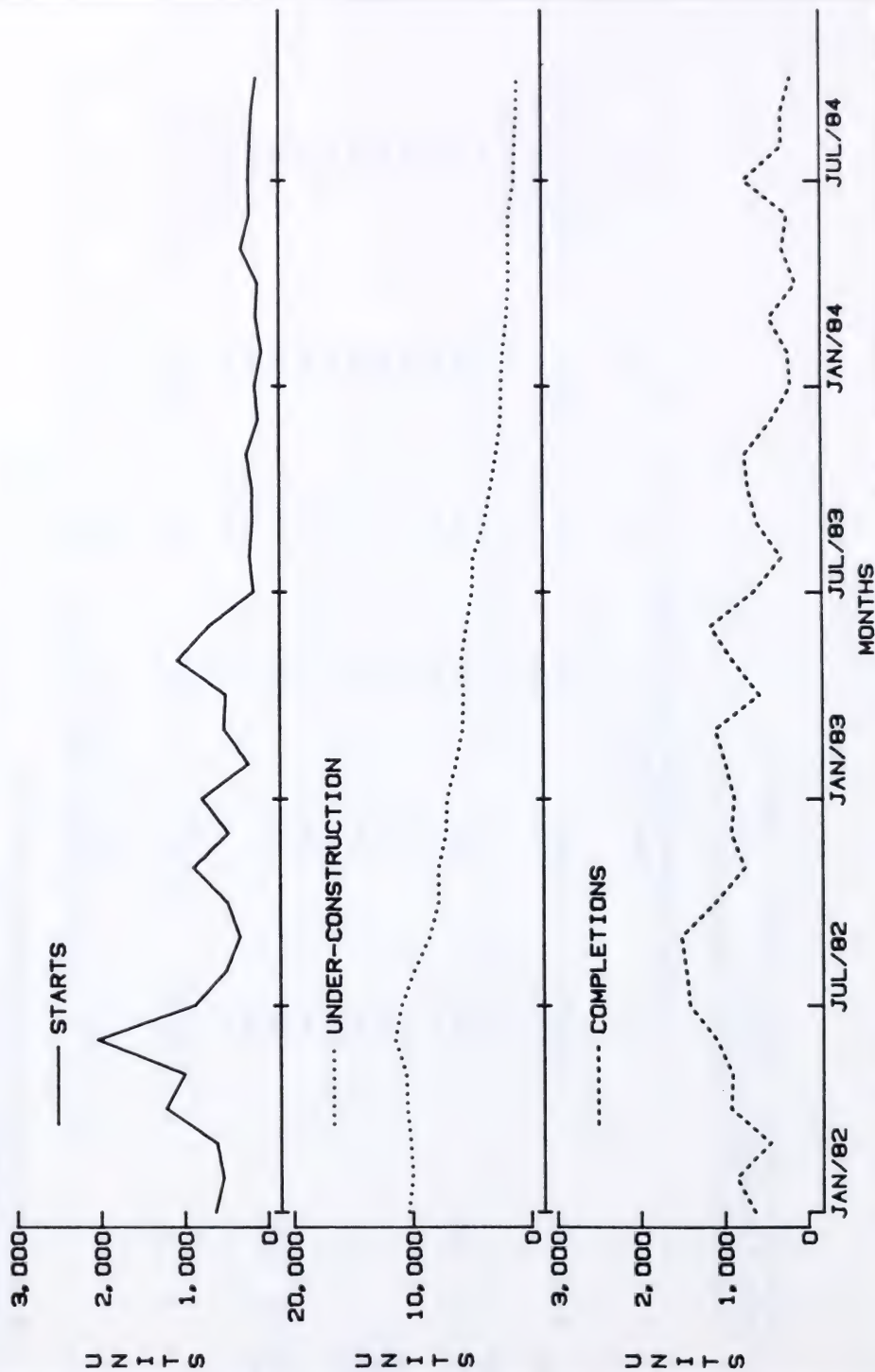


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

----- 1983 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	787	878	7061
FEBRUARY	229	982	6312
MARCH	522	1103	5731
APRIL	500	574	5657
MAY	1076	894	5838
JUNE	699	1155	5381
JULY	161	636	4903
AUGUST	208	302	4808
SEPTEMBER	176	594	3854
OCTOBER	176	698	3331
NOVEMBER	244	743	2840
DECEMBER	104	418	2428
----- 1984 -----			
JANUARY	142	184	2386
FEBRUARY	57	217	2226
MARCH	127	441	1910
APRIL	105	119	1710
MAY	306	280	1737
JUNE	202	218	1717
JULY	209	738	1242
AUGUST	192	282	1149
SEPTEMBER	172	288	1009
OCTOBER	118	173	954
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 7
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
EDMONTON

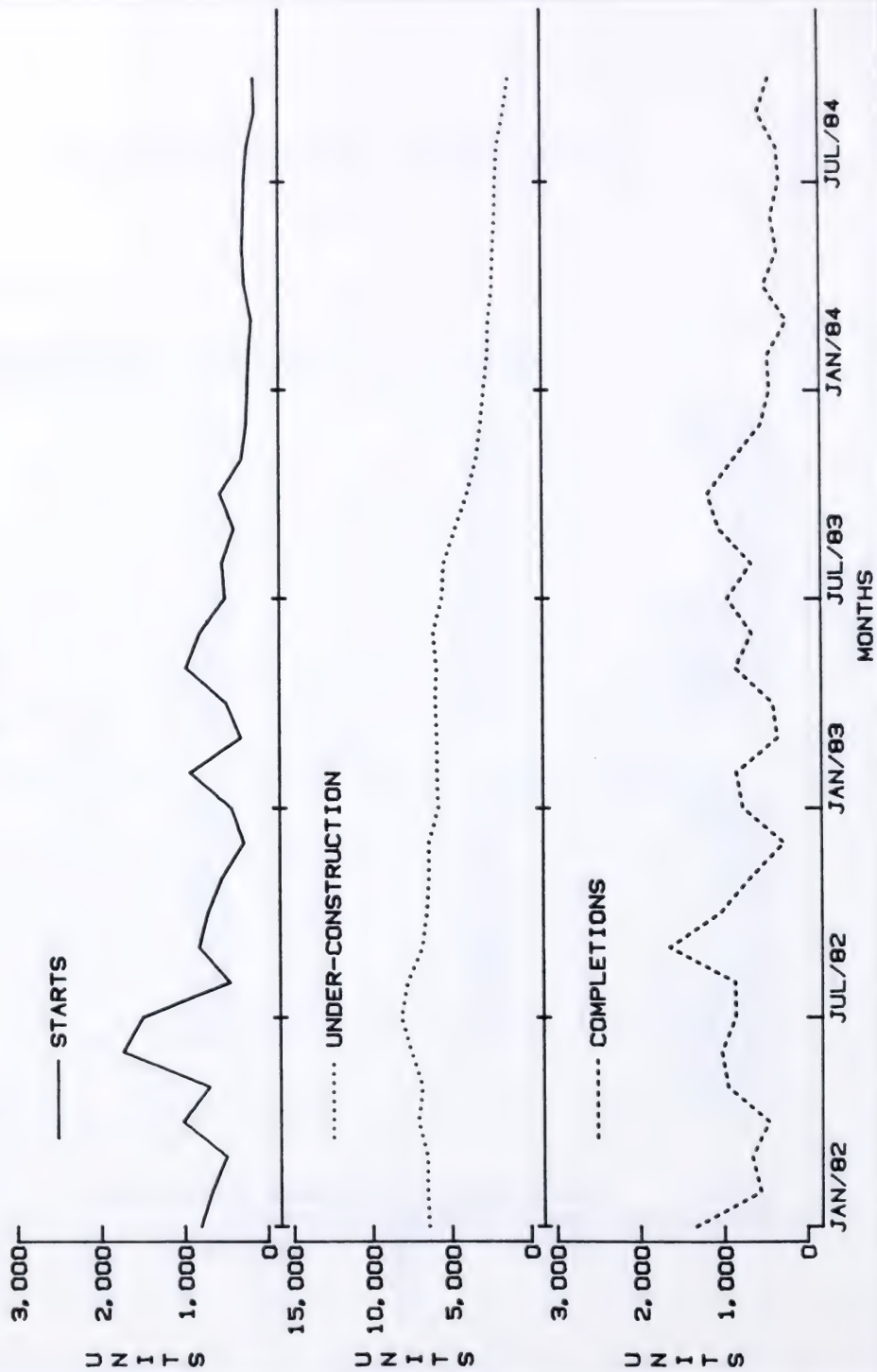


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

----- 1983 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	432	767	5805
FEBRUARY	922	839	5889
MARCH	315	346	5902
APRIL	492	403	5990
MAY	970	850	5905
JUNE	806	652	6120
JULY	500	943	5559
AUGUST	536	652	5422
SEPTEMBER	390	1040	4687
OCTOBER	559	1173	3926
NOVEMBER	295	859	3343
DECEMBER	236	531	3051
----- 1984 -----			
JANUARY	220	425	2845
FEBRUARY	204	448	2593
MARCH	173	216	2545
APRIL	258	491	2291
MAY	279	327	2237
JUNE	268	398	2097
JULY	257	295	2051
AUGUST	221	325	1938
SEPTEMBER	128	552	1513
OCTOBER	146	414	1199
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH
URBAN ALBERTA

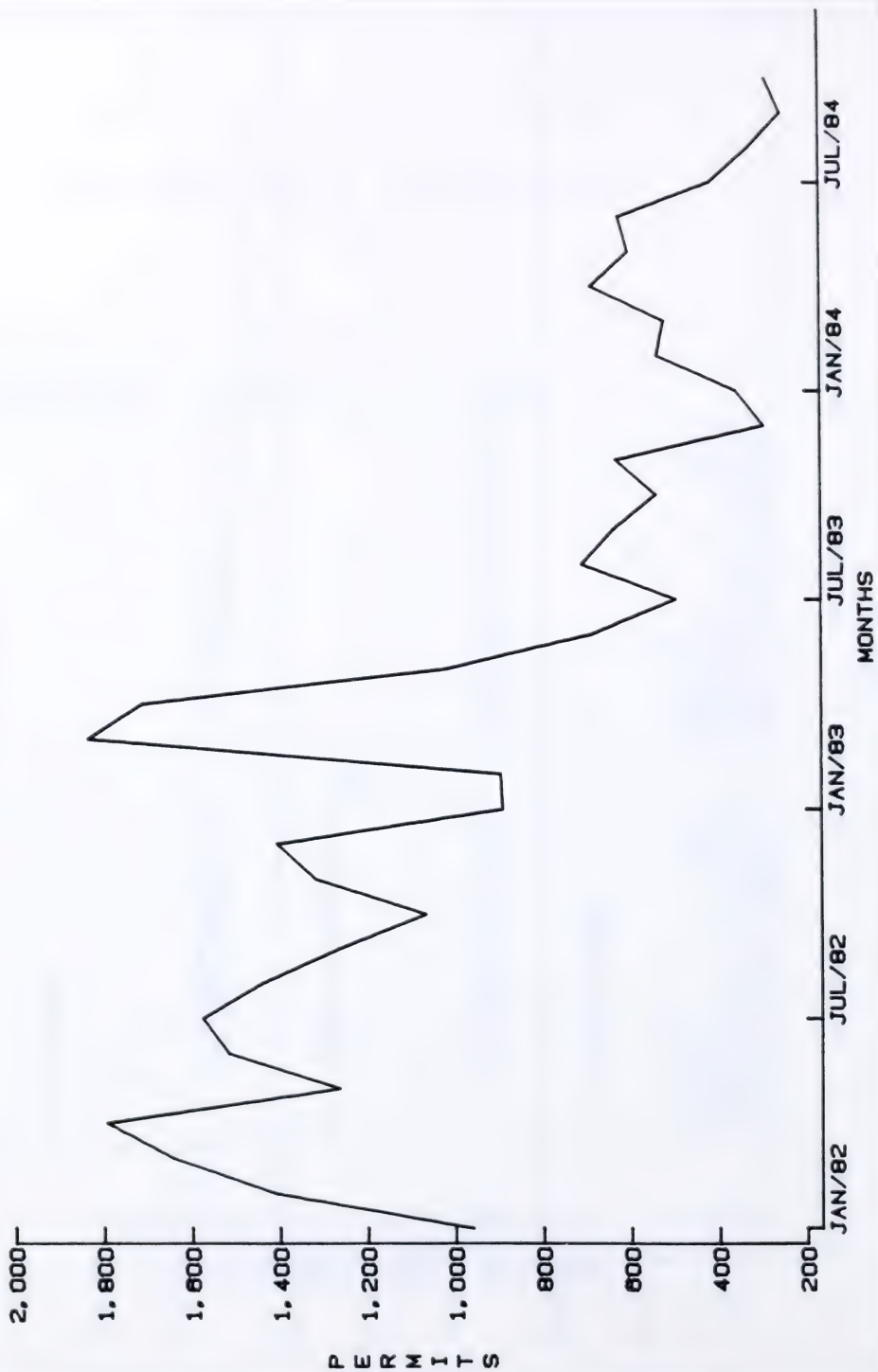


TABLE 11

OCT-84

RESIDENTIAL BUILDING PERMITS
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	87	0	5	0	92	-49
CAMROSE	4	0	0	0	4	0
EDMONTON M.A.	127	0	0	0	127	-54
FORT MCMURRAY	13	0	0	0	13	63
GRANDE PRAIRIE	7	0	0	0	7	40
LEDUC	0	0	0	0	0	-100
LETHBRIDGE	4	2	0	0	6	-67
LLOYDMINSTER(ALTA. PART)	22	0	0	0	22	57
MEDICINE HAT	5	0	0	0	5	-50
RED DEER	9	1	0	0	10	-23
SPRUCE GROVE	2	0	0	0	2	-83
TOTAL	280	3	5	0	288	-47

SOURCE: ALBERTA BUREAU OF STATISTICS
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 9
CUMULATIVE RESIDENTIAL BUILDING PERMITS
CALGARY AND EDMONTON

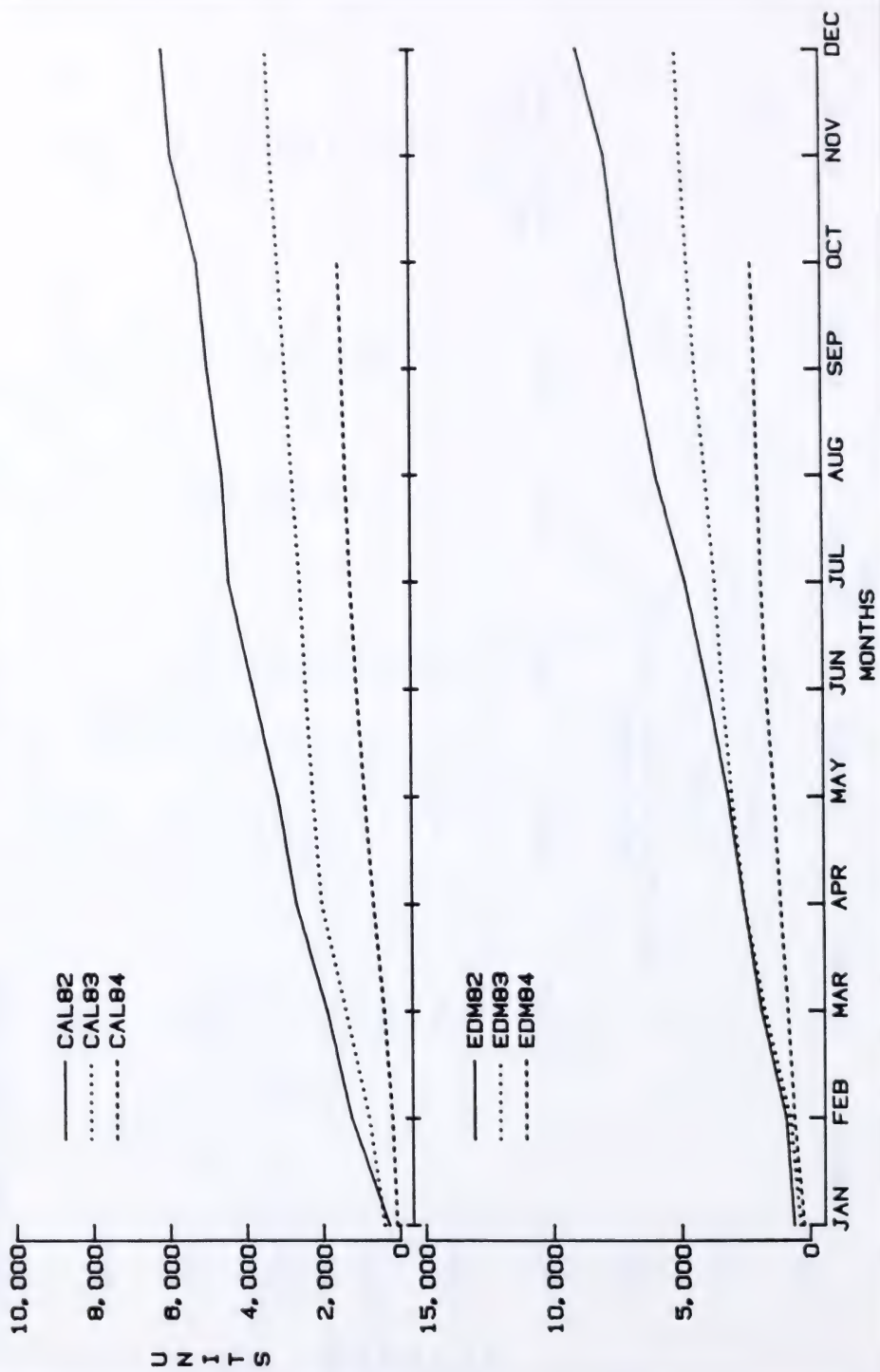


FIGURE 10
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED
URBAN ALBERTA

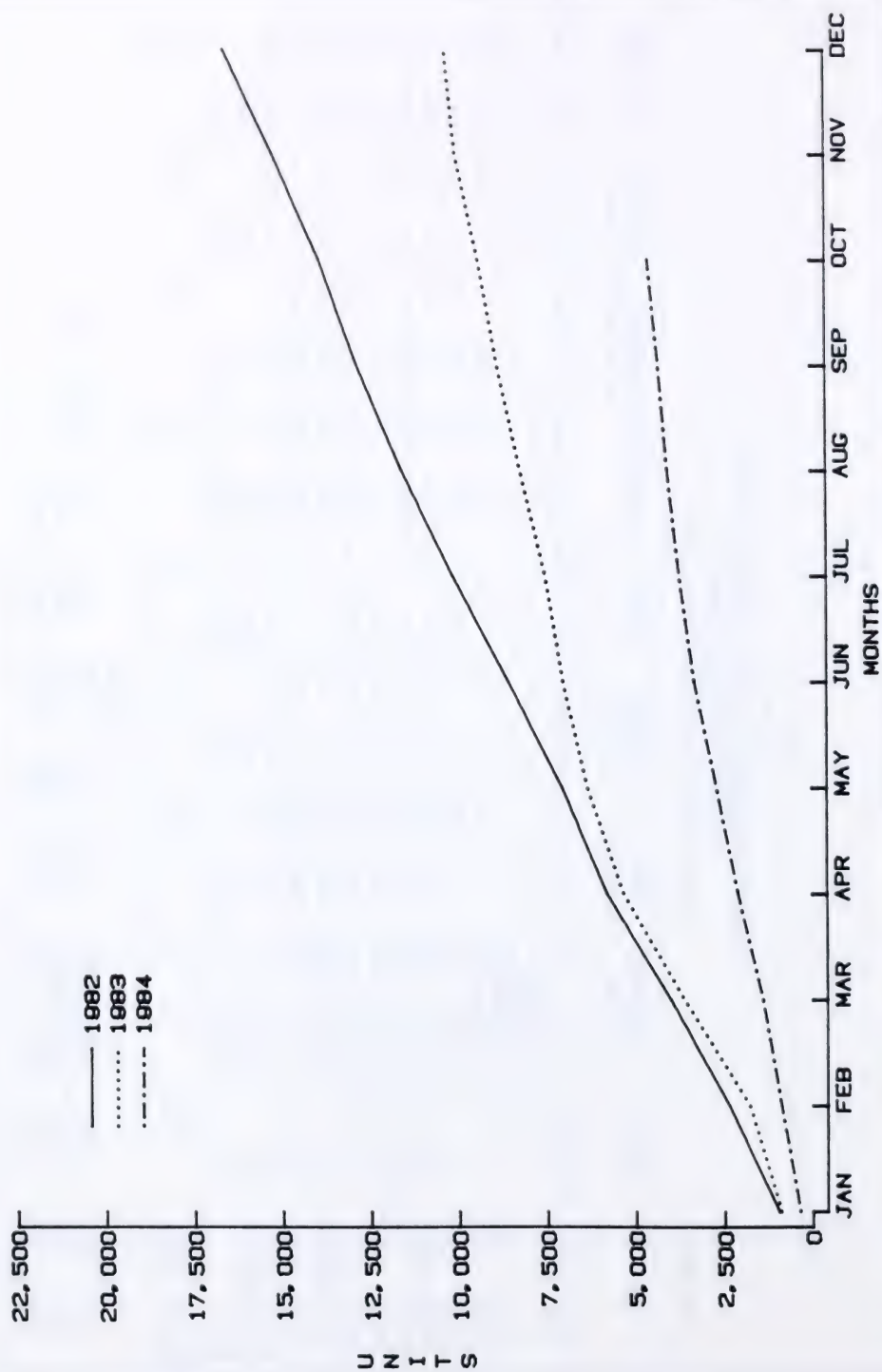


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1983-1984

	1983	1984	PERCENT CHANGE
JANUARY	894	358	-60
FEBRUARY	899	537	-40
MARCH	1862	521	-72
APRIL	1740	687	-61
MAY	1038	602	-42
JUNE	686	624	-9
JULY	496	415	-16
AUGUST	709	327	-54
SEPTEMBER	637	253	-60
OCTOBER	540	288	-47
NOVEMBER	631		
DECEMBER	295		
TOTAL	10427	4612	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER AND SPRUCE GROVE

FIGURE 11
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
EDMONTON METRO

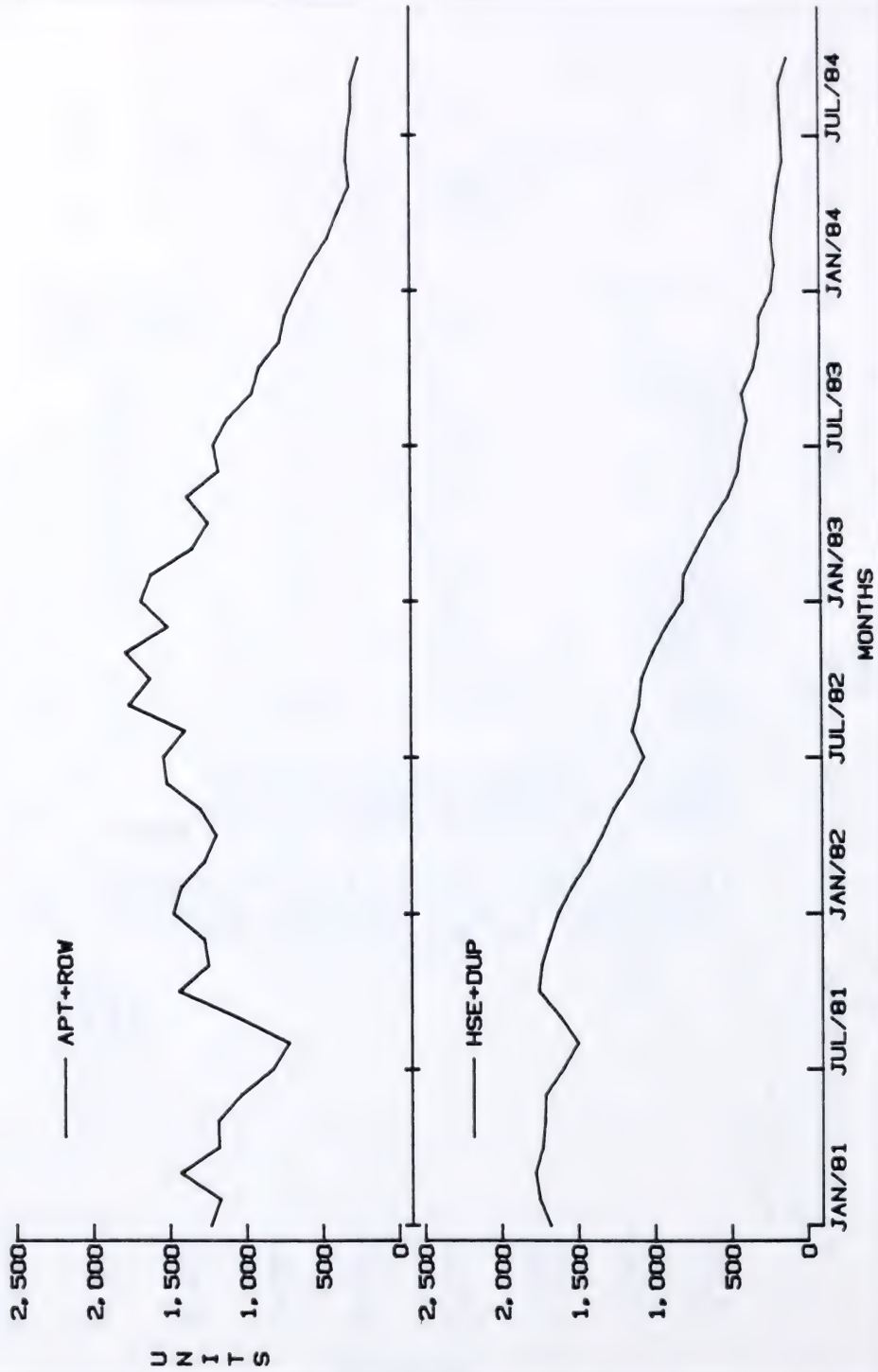


TABLE 14

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1983					
JANUARY	818	1681	2499	767	22
FEBRUARY	799	1616	2415	839	28
MARCH	714	1347	2061	346	25
APRIL	621	1242	1863	403	24
MAY	509	1381	1890	850	30
JUNE	442	1173	1615	652	36
JULY	421	1207	1628	943	36
AUGUST	382	1115	1497	652	34
SEPTEMBER	417	953	1370	1040	46
OCTOBER	338	905	1243	1173	51
NOVEMBER	304	772	1076	859	49
DECEMBER	301	736	1037	531	35

1984					
JANUARY	220	656	876	425	40
FEBRUARY	199	567	766	448	42
MARCH	218	456	674	216	31
APRIL	199	389	588	491	50
MAY	177	313	490	327	46
JUNE	143	332	475	398	47
JULY	151	323	474	295	38
AUGUST	159	298	457	325	43
SEPTEMBER	164	298	462	552	54
OCTOBER	110	250	360	414	59
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
CALGARY

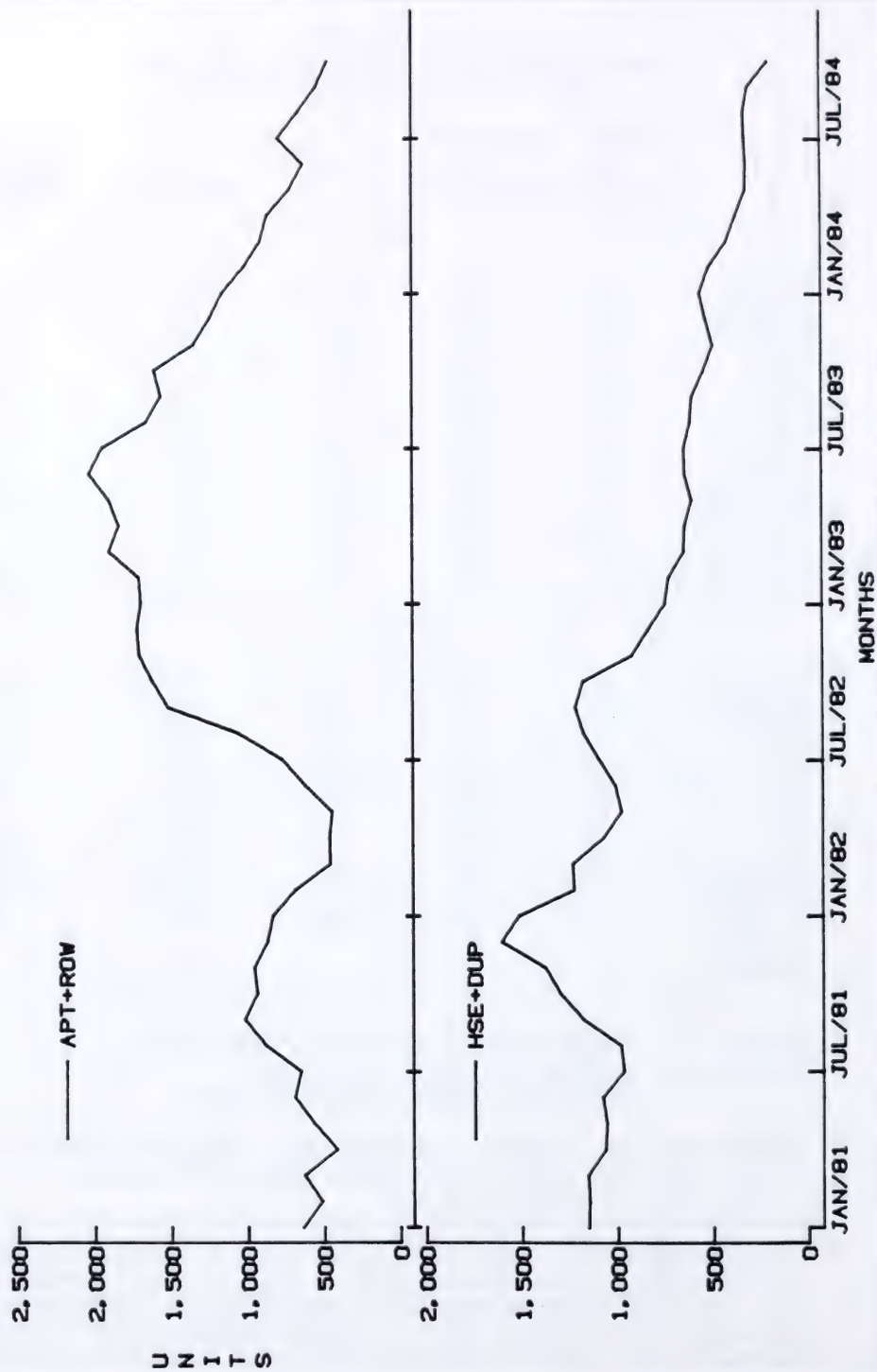


TABLE 15

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1983					
JANUARY	745	1695	2440	878	29
FEBRUARY	726	1709	2435	982	29
MARCH	646	1903	2549	1103	28
APRIL	640	1838	2478	574	21
MAY	604	1905	2509	894	26
JUNE	640	2033	2673	1155	27
JULY	644	1947	2591	636	22
AUGUST	612	1659	2271	302	22
SEPTEMBER	601	1563	2164	594	24
OCTOBER	541	1608	2149	698	25
NOVEMBER	491	1349	1840	743	36
DECEMBER	528	1245	1773	418	21

1984					
JANUARY	560	1161	1721	184	12
FEBRUARY	513	1020	1533	217	21
MARCH	420	911	1331	441	33
APRIL	371	866	1237	119	15
MAY	318	720	1038	280	32
JUNE	315	630	945	218	25
JULY	323	795	1118	738	34
AUGUST	327	665	992	282	29
SEPTEMBER	304	543	847	288	34
OCTOBER	197	468	665	173	35
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13
LISTINGS AND SALES
EDMONTON METRO

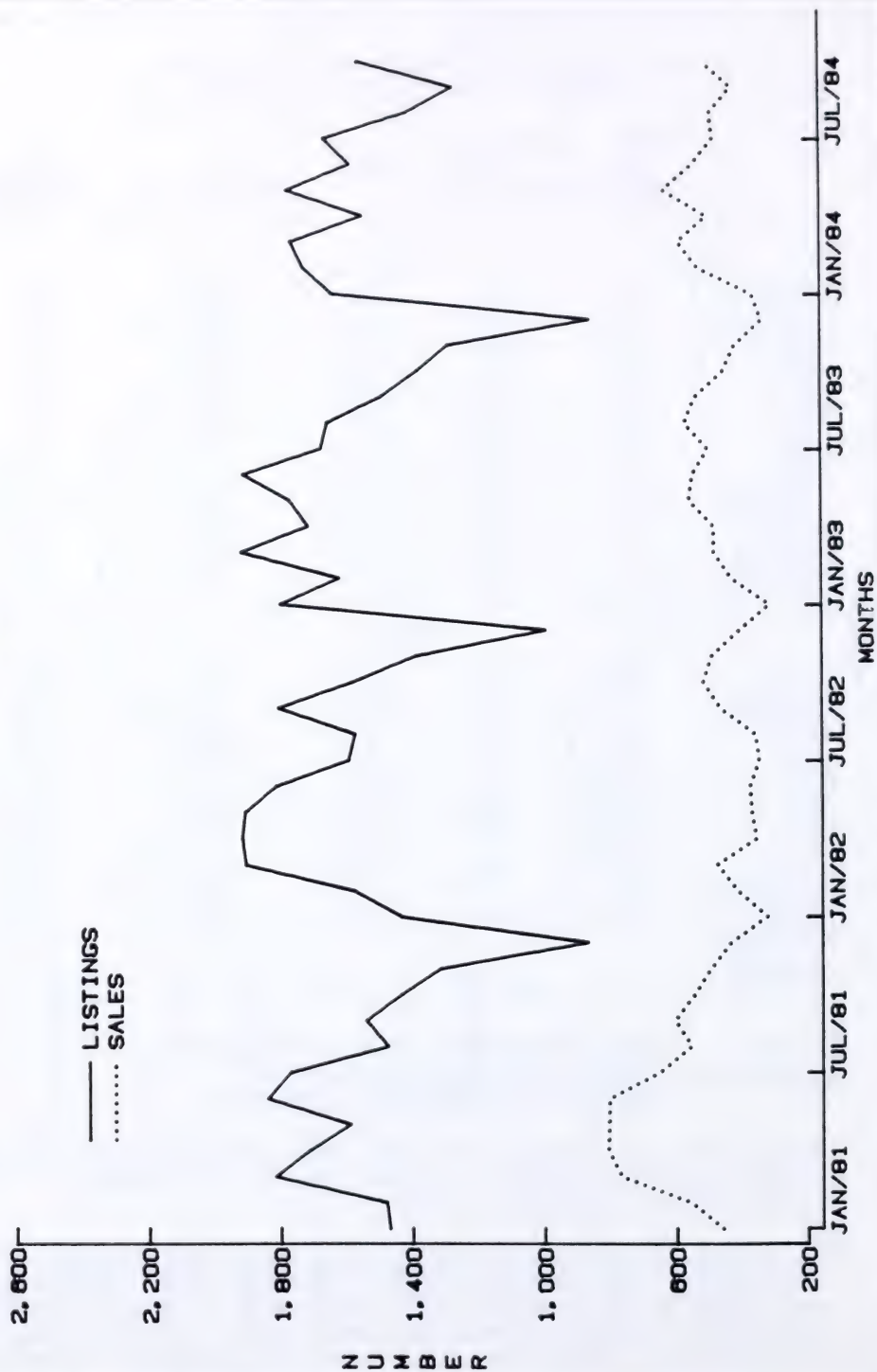


TABLE 16

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1983				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1796	313	.17	84785
FEBRUARY	1618	428	.26	87289
MARCH	1915	481	.25	89200
APRIL	1712	480	.28	87596
MAY	1769	555	.31	88756
JUNE	1909	545	.29	84974
JULY	1672	498	.30	84242
AUGUST	1653	569	.34	85846
SEPTEMBER	1490	536	.36	84494
OCTOBER	1380	451	.33	83161
NOVEMBER	1286	416	.32	85092
DECEMBER	856	333	.39	80332

1984				
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
MARCH	1763	586	.33	80798
APRIL	1546	499	.32	81237
MAY	1775	630	.35	77713
JUNE	1583	541	.34	82281
JULY	1662	479	.29	75800
AUGUST	1411	488	.35	82859
SEPTEMBER	1270	422	.33	79004
OCTOBER	1557	510	.33	76286
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 14
LISTINGS AND SALES
CALGARY

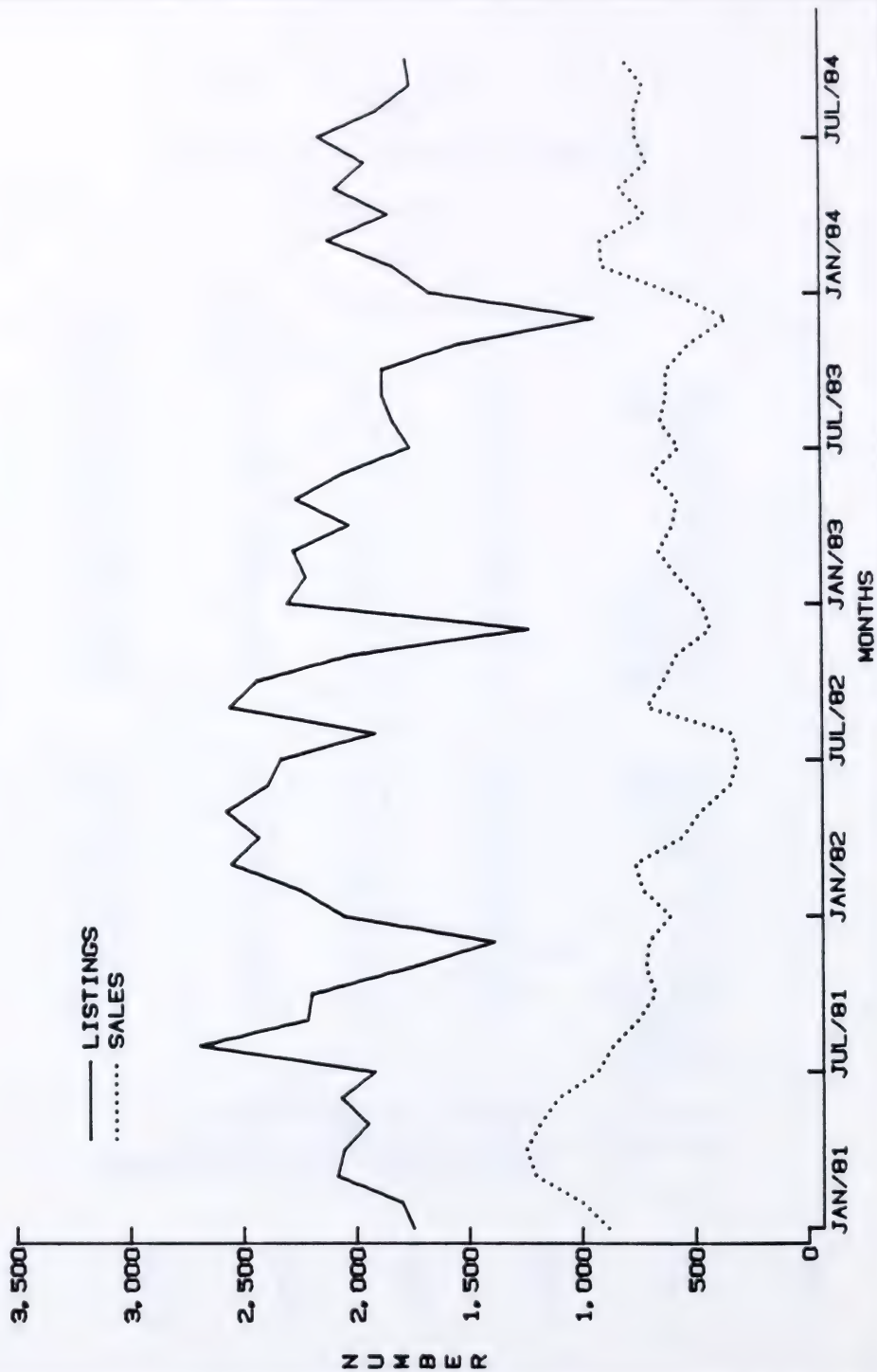


TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1983				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2296	464	.20	105813
FEBRUARY	2214	569	.26	104472
MARCH	2269	653	.29	103338
APRIL	2023	589	.29	102377
MAY	2265	568	.25	100747
JUNE	2047	679	.33	102488
JULY	1752	560	.32	100106
AUGUST	1827	642	.35	98660
SEPTEMBER	1873	615	.33	96176
OCTOBER	1635	499	.31	96613
NOVEMBER	1532	513	.33	91213
DECEMBER	931	345	.37	88566
1984				
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY	2152	747	.35	94185
AUGUST	1895	751	.40	89342
SEPTEMBER	1746	713	.41	80638
OCTOBER	1765	799	.45	78503
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 15
AVERAGE SALE PRICES
CALGARY AND EDMONTON

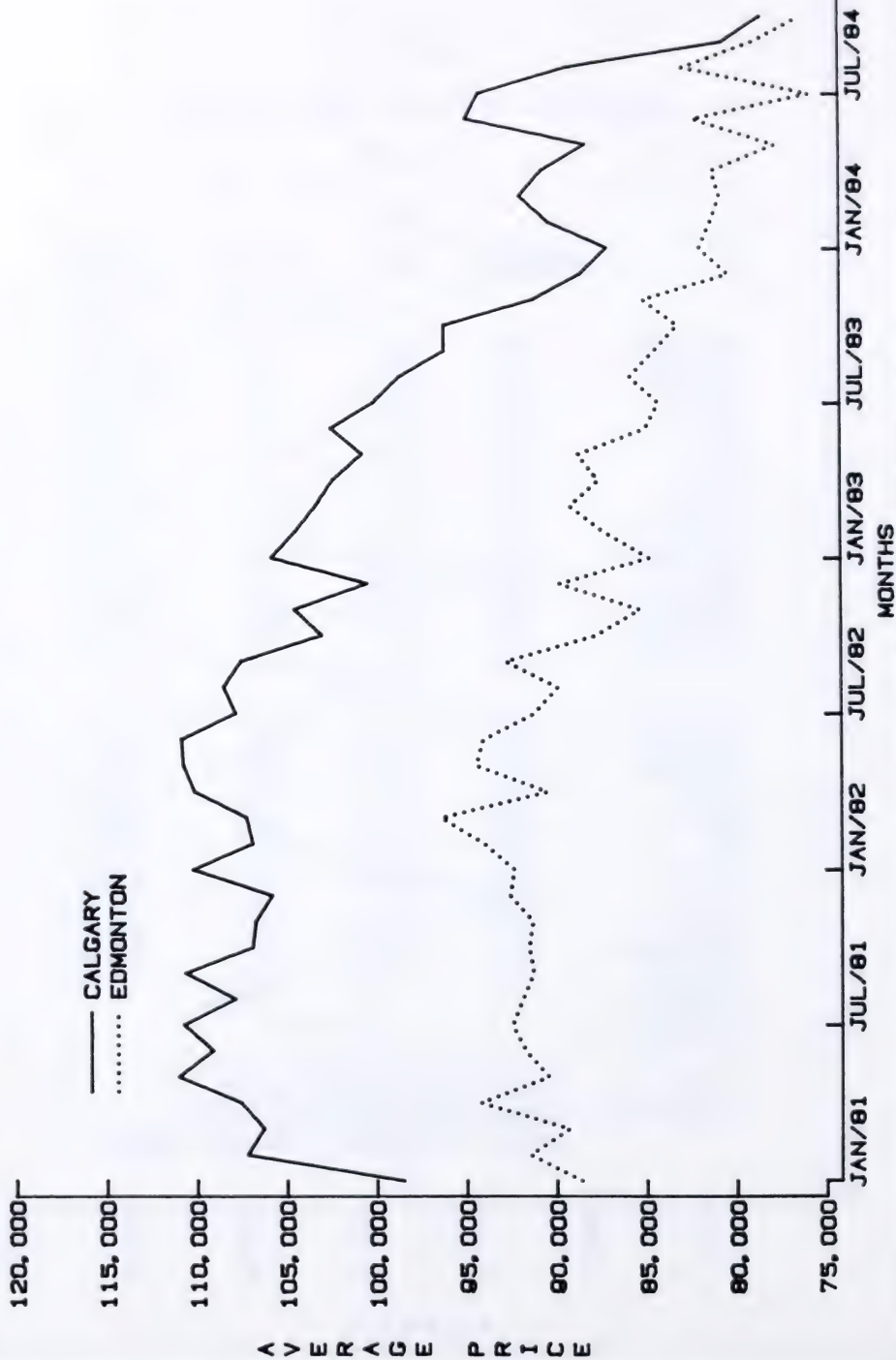


FIGURE 10
NEW HOUSING PRICE INDEXES
CALGARY AND EDMONTON
(1981=100)

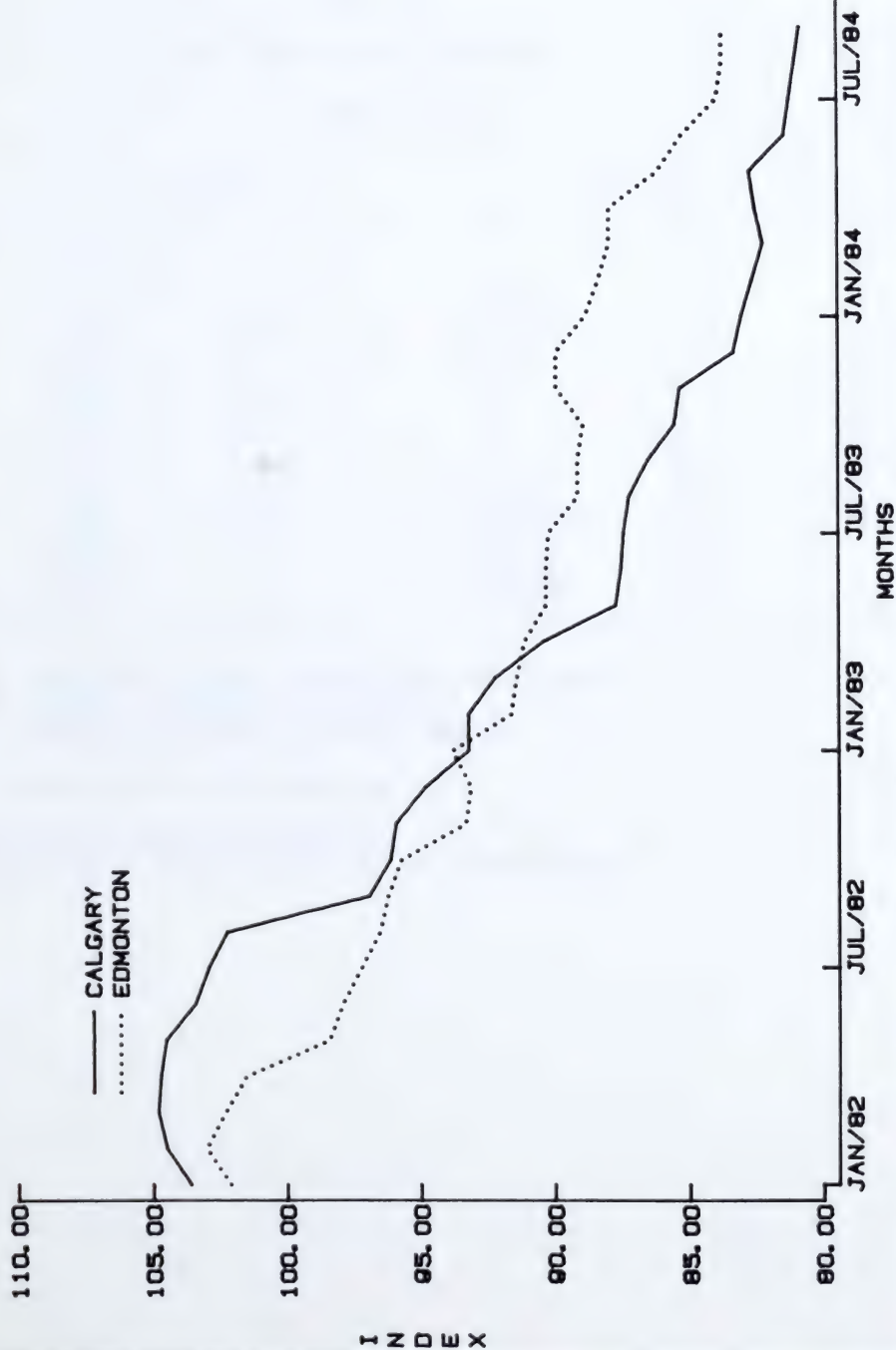


TABLE 18
NEW HOUSING PRICE INDICES*

1981=100

CALGARY**			EDMONTON***		
	1983	1984		1983	1984
JANUARY	93.2	83.0	JANUARY	93.8	88.8
FEBRUARY	93.2	82.6	FEBRUARY	91.6	88.3
MARCH	92.2	82.2	MARCH	91.4	87.9
APRIL	90.4	82.5	APRIL	91.1	87.9
MAY	87.7	82.7	MAY	90.3	86.1
JUNE	87.5	81.4	JUNE	90.3	85.2
JULY	87.4	81.2	JULY	90.2	83.9
AUGUST	87.2	81.0	AUGUST	89.1	83.7
SEPTEMBER	86.5	80.8	SEPTEMBER	89.1	83.7
OCTOBER	85.5		OCTOBER	88.9	
NOVEMBER	85.3		NOVEMBER	89.9	
DECEMBER	83.3		DECEMBER	89.9	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

HE 1.677

12-11-1985

2

RESIDENTIAL CONSTRUCTION IN ALBERTA

3

NOVEMBER 1984

24

Alberta
DEPARTMENT OF HOUSING

RESIDENTIAL CONSTRUCTION
IN ALBERTA

NOVEMBER 1984

ALBERTA
DEPARTMENT OF HOUSING

ISSN 0823-3047
11/84 (241m)

TABLE OF CONTENTS

	<u>Page</u>
A. <u>Highlights</u>	1
B. <u>Residential Construction Starts</u>	
Table 1: Housing Starts by Type and Towns	5
Table 2: January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	7
Table 3: Total Housing Starts by Month: 1983 - 1984	9
Table 4: Total Single and Multiple Housing Starts by Month: 1983 - 1984	11
Table 5: Total Single and Multiple Housing Starts in Calgary and Edmonton by Month: 1983 - 1984	13
Table 6: Quarterly Housing Starts in Alberta (All Areas)	15
Table 7: Housing Completions by Type and Towns	16
Table 8: Housing Under-Construction by Type and Towns	17
Table 9: Starts, Completions and Under-Construction - Calgary	19
Table 10: Starts, Completions and Under-Construction - Edmonton	21
* * * *	
Figure 1: Cumulative Housing Starts - Calgary and Edmonton	6
Figure 2: Total Number of Housing Starts	8
Figure 3: Multiples as a Percentage of Total Starts - Urban Alberta	10
Figure 4: Multiples as a Percentage of Total Starts - Calgary and Edmonton	12
Figure 5: Cumulative Quarterly Housing Starts - Urban Areas	14
Figure 6: Starts, Completions and Under-Construction - Calgary	18
Figure 7: Starts, Completions and Under-Construction - Edmonton	20
C. <u>Residential Building Permits</u>	
Table 11: Building Permits by Type and Towns	23
Table 12: January to Date Building Permits by Type and Towns, Compared With Same Period in the Previous Year	25
Table 13: Total Building Permits by Month: 1983 - 1984	27
* * * *	
Figure 8: Total Number of Building Permits Issued Each Month - Urban Alberta	22
Figure 9: Cumulative Building Permits - Calgary and Edmonton	24
Figure 10: Cumulative Building Permits - Urban Alberta	26

D. Newly Completed and Unoccupied Dwellings

Table 14: Newly Completed and Unoccupied Dwellings by Month - Edmonton	29
Table 15: Newly Completed and Unoccupied Dwellings by Month - Calgary	31

* * * *

Figure 11: Newly Completed and Unoccupied Dwellings - Edmonton	28
Figure 12: Newly Completed and Unoccupied Dwellings - Calgary	30

E. Multiple Listings Service (M.L.S.)

Table 16: Residential Listings, Sales and Price by Month - Edmonton (1983 - 1984)	33
Table 17: Residential Listings, Sales and Price by Month - Calgary (1983 - 1984)	35

* * * *

Figure 13: Listings and Sales - Edmonton	32
Figure 14: Listings and Sales - Calgary	34
Figure 15: Average Sales Prices - Calgary and Edmonton	36

F. New Housing Price Indexes

Table 18: New Housing Price Indexes in Calgary and Edmonton by Month: 1981 - 1982	38
--	----

* * * *

Figure 16: New Housing Price Indexes in Calgary and Edmonton	37
--	----

A. RESIDENTIAL CONSTRUCTION STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION

1. ALBERTA:

- IN THE THIRD QUARTER, HOUSING STARTS IN ALBERTA DECREASED BY 44% FROM 3,478 IN 1983 TO 1,947 IN 1984.

2. URBAN ALBERTA:

- TOTAL RESIDENTIAL CONSTRUCTION STARTS IN URBAN ALBERTA AMOUNTED TO 268 UNITS IN NOVEMBER, 1984, A DECREASE OF 58% OVER THE SAME MONTH LAST YEAR.
- IN THE PERIOD JANUARY TO NOVEMBER, 4,876 WERE STARTED. THIS IS A DECREASE OF 62% FROM THE 12,786 UNITS THAT WERE STARTED IN THE SAME PERIOD LAST YEAR.
- THE TOTAL OF 268 UNITS STARTED ARE COMPRISED OF 260 SINGLES AND 8 MULTIPLES. MULTIPLES REPRESENT 3% OF THE TOTAL STARTS.
- TOTAL STARTS INCREASED OVER LAST MONTH IN LETHBRIDGE (14%), FT. MCMURRAY (N/A) AND LEDUC (N/A). IN ALL OTHER CITIES, STARTS DROPPED.

3. CALGARY:

- IN CALGARY A TOTAL OF 102 UNITS WERE STARTED. THIS IS A DECREASE OF 14% FROM LAST MONTH'S TOTAL OF 119.

- THE TOTAL OF 102 STARTS IS MADE UP OF 102 SINGLES AND 0 MULTIPLES. MULTIPLES REPRESENT 0% OF THE TOTAL UNITS IN CALGARY THIS MONTH.
- COMPARED TO LAST MONTH, THE SINGLES TOTAL OF 102 HAS DECREASED (14%) AND THE MULTIPLES TOTAL OF 0 HAS ALSO DECREASED (N/A).
- THERE WERE ALSO 247 UNITS COMPLETED (AN INCREASE OF 44% OVER LAST MONTH) AND 758 UNITS UNDER-CONSTRUCTION (A DECREASE OF 21% OVER LAST MONTH).

4. EDMONTON:

- IN EDMONTON A TOTAL OF 101 UNITS WERE STARTED. THIS IS A DECREASE OF 31% FROM LAST MONTH'S TOTAL OF 146.
- THE TOTAL OF 101 IS MADE UP OF 99 SINGLES AND 2 MULTIPLES. MULTIPLES REPRESENT 2% OF THE TOTAL UNITS IN EDMONTON THIS MONTH.
- COMPARED TO LAST MONTH, THE SINGLES TOTAL OF 99 HAS DECREASED (31%) AND THE MULTIPLES TOTAL OF 2 HAS REMAINED THE SAME.
- THERE WERE ALSO 195 UNITS COMPLETED (A DECREASE OF 53% OVER LAST MONTH) AND 1,093 UNITS UNDER-CONSTRUCTION (A DECREASE OF 9% OVER LAST MONTH).

B. RESIDENTIAL BUILDING PERMITS ISSUED

- A TOTAL OF 278 BUILDING PERMITS WERE ISSUED IN NOVEMBER, 1984. THIS IS A DECREASE OF 56% OVER THE SAME MONTH LAST YEAR.
- IN THE PERIOD JANUARY TO NOVEMBER, 4,890 PERMITS WERE ISSUED, A DECREASE OF 52% FROM THE 10,132 THAT WERE ISSUED OVER THE SAME TIME PERIOD LAST YEAR.
- THERE WAS AN INCREASE IN THE NUMBER OF BUILDING PERMITS ISSUED IN CALGARY (3%), LLOYDMINSTER (200%) AND LEDUC (N/A). IN ALL OTHER CITIES BUILDING PERMITS DROPPED.

C. NEWLY COMPLETED AND UNOCCUPIED DWELLINGS

1. EDMONTON:

- A TOTAL OF 329 NEWLY COMPLETED AND UNOCCUPIED DWELLINGS, (96 HOUSES AND DUPLEXES AND 233 APARTMENTS AND ROWHOUSES) WERE AVAILABLE IN NOVEMBER.
- NEWLY COMPLETED AND UNOCCUPIED DWELLINGS DECREASED BY 9% OVER LAST MONTH.
- 41% OF THE NEWLY COMPLETED DWELLINGS WERE ABSORBED INTO THE MARKET COMPARED TO THE 59% ABSORPTION RATE OF LAST MONTH.

2. CALGARY:

- A TOTAL OF 592 NEWLY COMPLETED AND UNOCCUPIED DWELLINGS (179 HOUSES AND DUPLEXES AND 413 APARTMENTS AND ROWHOUSES) WERE AVAILABLE.
- NEWLY COMPLETED AND UNOCCUPIED DWELLINGS DECREASED BY 11% OVER LAST MONTH.
- THE ABSORPTION RATE REMAINED AT 35% THIS MONTH.

D. RESIDENTIAL LISTINGS, SALES AND PRICE

1. EDMONTON:

- 549, OR 47%, OF THE 1,167 PROPERTIES LISTED FOR SALE WERE SOLD AT AN AVERAGE SELLING PRICE OF \$74,526.
- LISTINGS DECREASED BY 25%, SALES INCREASED BY 8%, AND THE SELLING PRICE HAS DECREASED BY 2% OVER LAST MONTH.

2. CALGARY:

- 758 OR 43%, OF THE 1,760 PROPERTIES LISTED FOR SALE WERE SOLD AT AN AVERAGE SELLING PRICE OF \$79,370.
- LISTINGS DECREASED SLIGHTLY, SALES DECREASED BY 5%, HOWEVER, THE SELLING PRICE HAS INCREASED BY 1% OVER LAST MONTH.

E. NEW HOUSING PRICE INDEXES

1. CALGARY:

- IN OCTOBER, 1984, THE INDEX REMAINED AT 80.8, A DECREASE OF 5% OVER THE SAME PERIOD LAST YEAR.

2. EDMONTON:

- IN OCTOBER, 1984, THE INDEX REMAINED AT 83.7, A DROP OF 6% OVER THE SAME MONTH LAST YEAR.

TABLE 1

NOV-84

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	102	0	0	0	102	-58
CANROSE	3	0	0	0	3	-25
EDMONTON N.A.	99	2	0	0	101	-66
FORT McMURRAY	19	0	0	0	19	46
GRANDE PRAIRIE	7	0	0	0	7	*
LEDUC	1	0	0	0	1	-89
LETHBRIDGE	4	4	0	0	8	-53
LLOYDMINSTER (ALTA. PART)	11	0	0	0	11	-15
MEDICINE HAT	4	0	0	0	4	-75
RED DEER	7	2	0	0	9	-31
SPRUCE GROVE	3	0	0	0	3	-75
TOTAL	260	8	0	0	268	-58

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 1
CUMULATIVE HOUSING STARTS
CALGARY AND EDMONTON

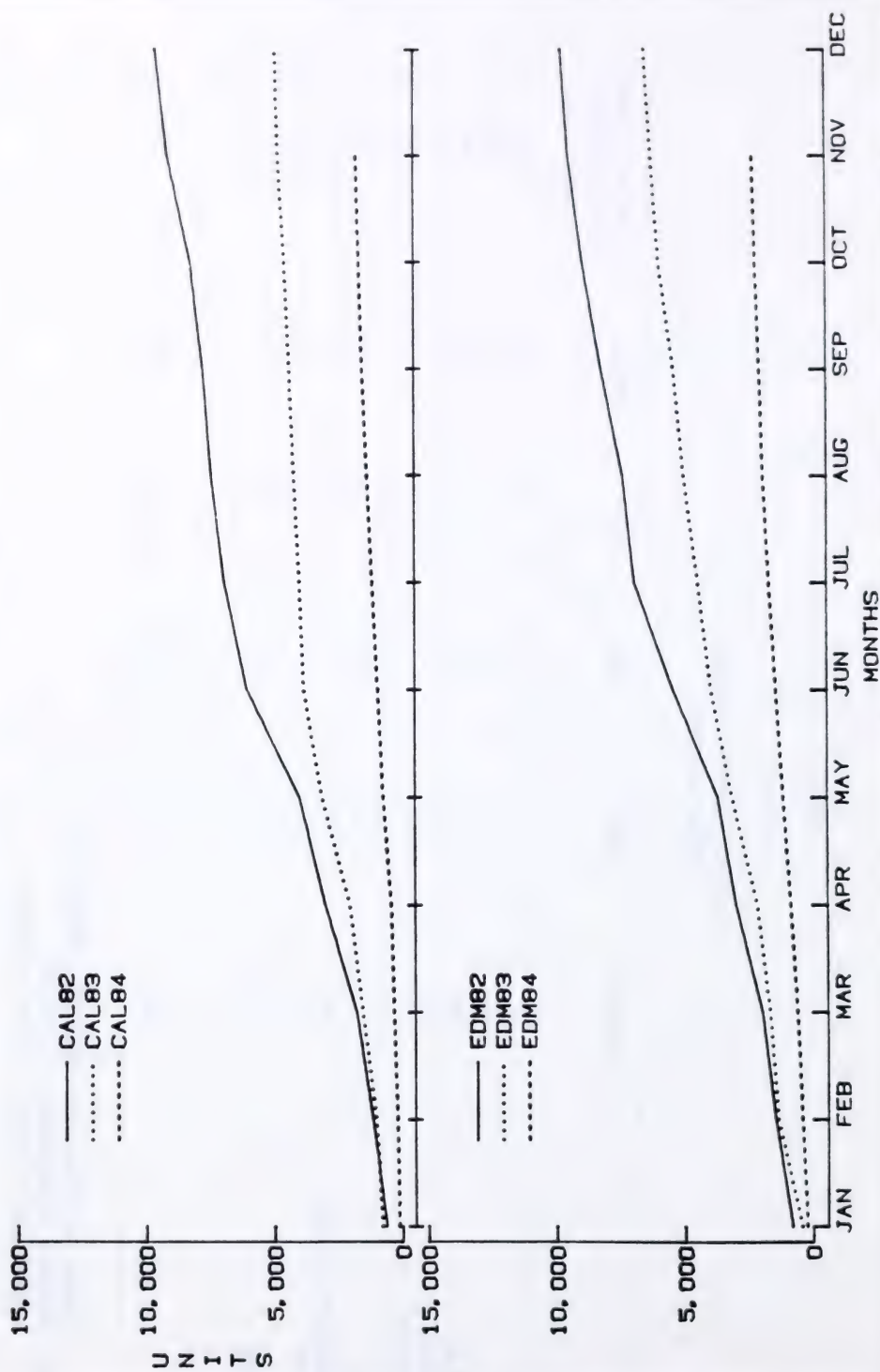


TABLE 2

NOV-84

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT		TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984
CALGARY	2945	1681	90	8	331	44	1412	0	4778	1733
CAMROSE	54	20	0	0	0	0	12	12	66	32
EDMONTON M.A	3643	2068	134	30	787	146	1653	11	6217	2255
FORT MCMURRAY	114	108	0	0	0	0	0	52	114	160
GRANDE PRAIRIE	44	83	2	6	0	0	65	0	111	89
LEDUC	78	18	4	0	0	0	4	0	86	18
LETHBRIDGE	319	151	60	20	19	0	170	5	568	176
LLOYDMINSTER (ALTA. PART)	69	90	0	0	0	8	0	0	69	98
MEDICINE HAT	172	68	16	2	36	0	3	30	227	100
RED DEER	265	132	34	2	68	21	112	4	479	159
SPRUCE GROVE	71	56	0	0	0	0	0	0	71	56
TOTAL	7774	4475	340	68	1241	219	3431	114	12786	4876
PERCENT CHANGE BY TYPE		-42	-80	-82		-97				-62

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 2
TOTAL NUMBER OF STARTS EACH MONTH
URBAN ALBERTA

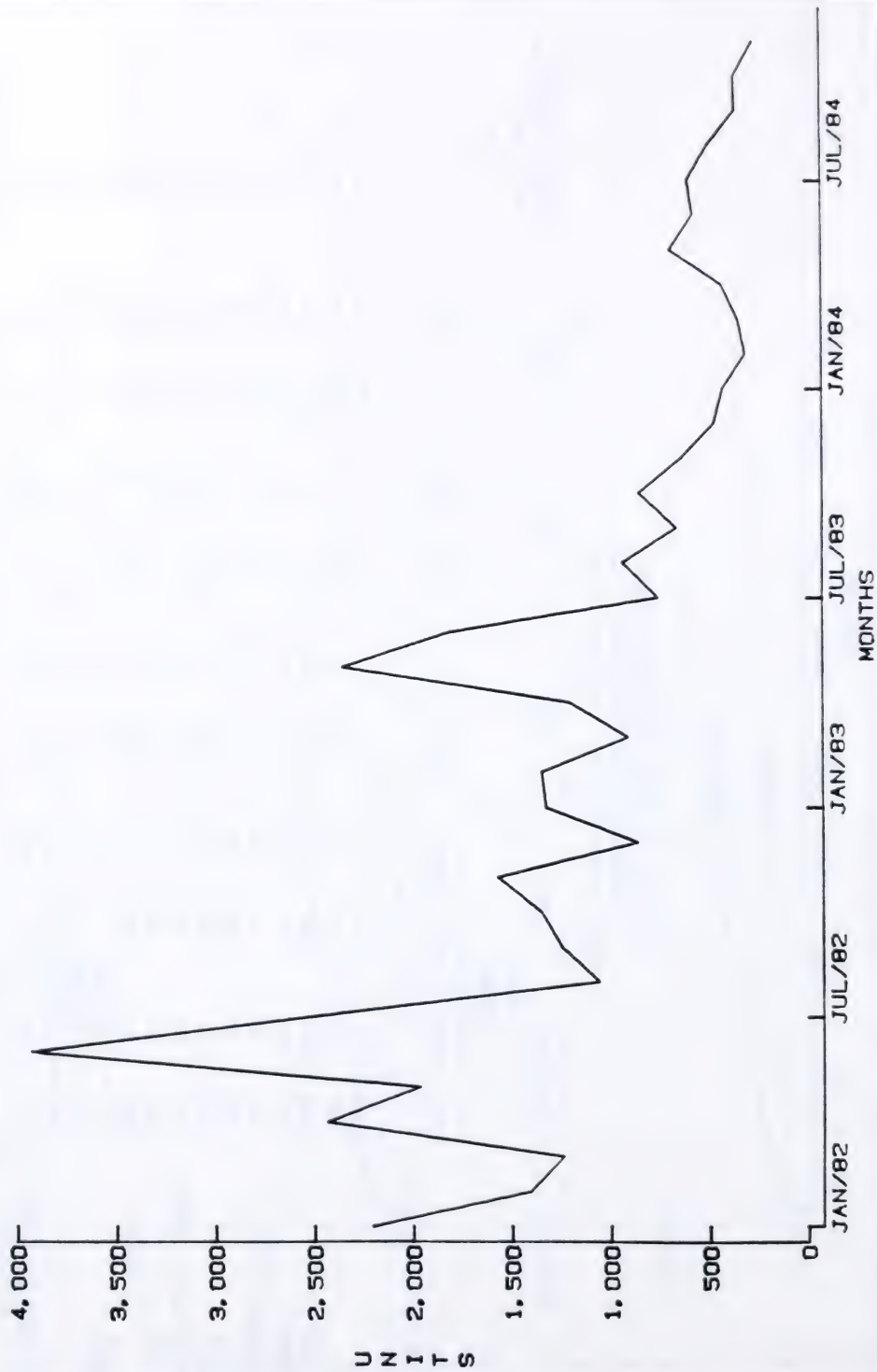


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1983-1984

	1983	1984	PERCENT CHANGE
JANUARY	1325	425	-68
FEBRUARY	1346	311	-77
MARCH	908	349	-62
APRIL	1205	432	-64
MAY	2351	691	-71
JUNE	1815	574	-68
JULY	755	602	-20
AUGUST	934	499	-47
SEPTEMBER	661	361	-45
OCTOBER	850	364	-57
NOVEMBER	636	268	-58
DECEMBER	470		
TOTAL	13256	4876	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE LEDUC LETHBRIDGE LLOYDMINSTER ALTA. PART,
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
URBAN ALBERTA

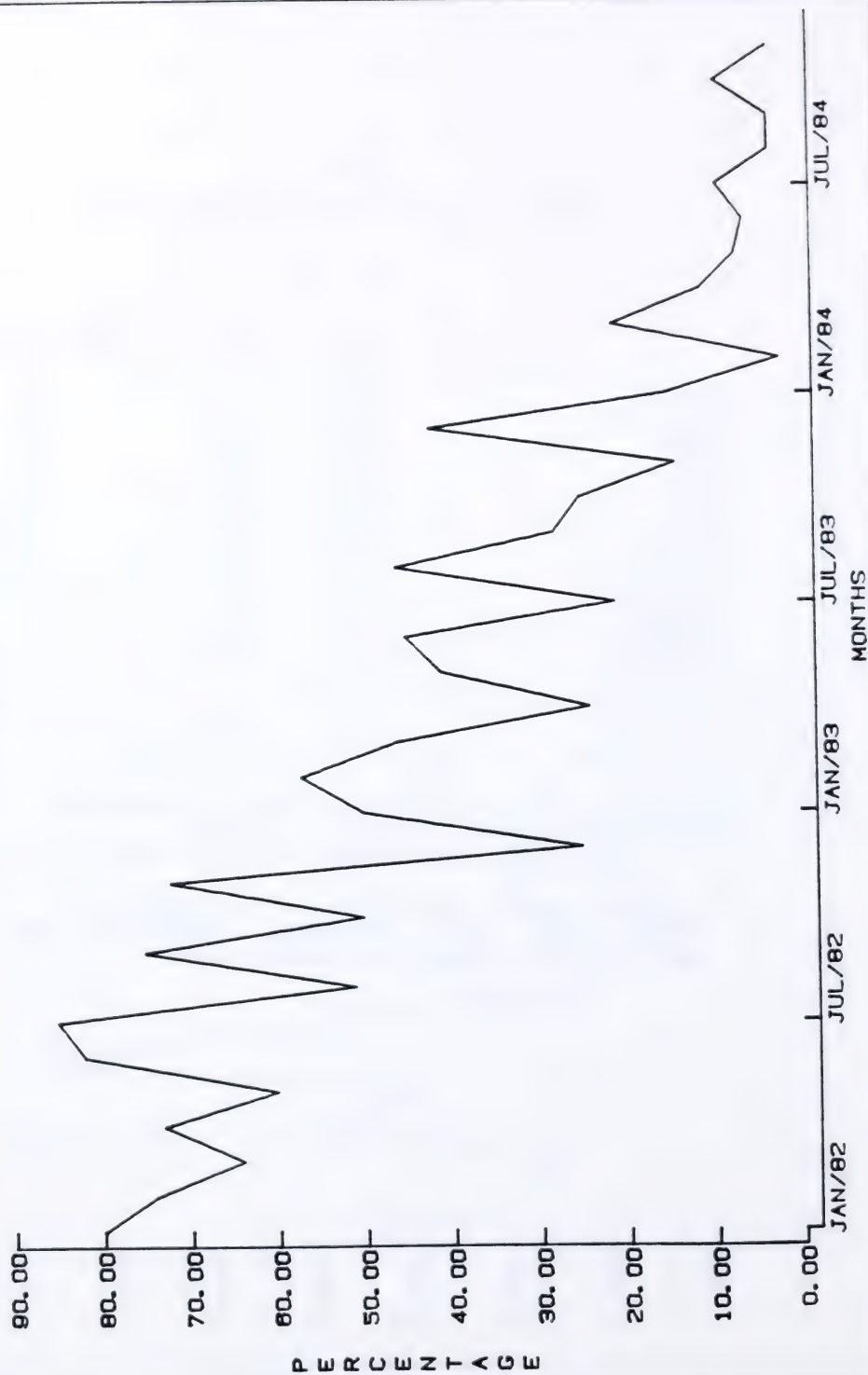


TABLE 4

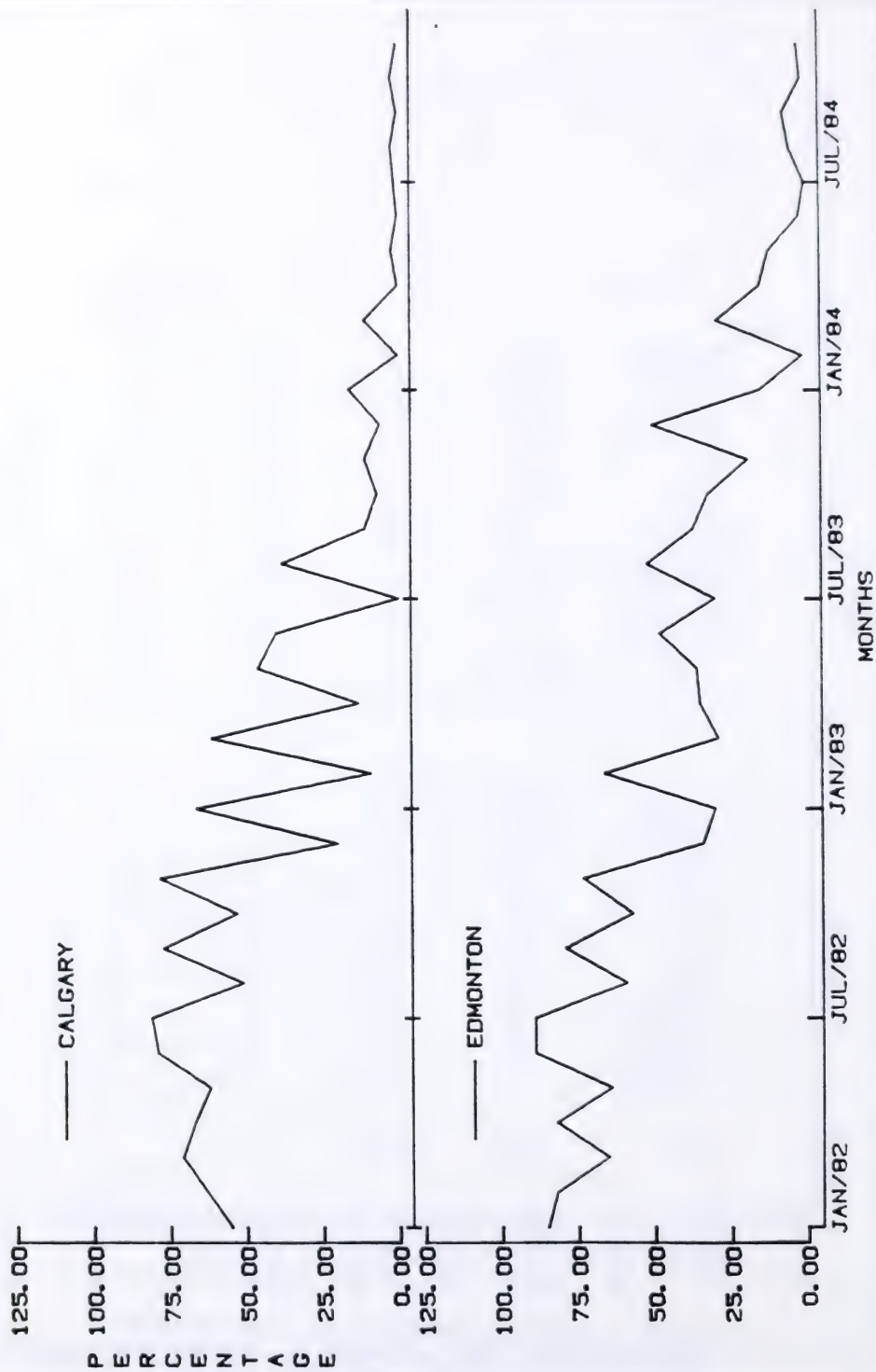
SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

	1983	1984		
	1983			
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	1325	658	667	50
FEBRUARY	1346	583	763	57
MARCH	908	489	419	46
APRIL	1205	916	289	24
MAY	2351	1377	974	41
JUNE	1815	991	824	45
JULY	755	595	160	21
AUGUST	934	506	428	46
SEPTEMBER	661	474	187	28
OCTOBER	850	641	209	25
NOVEMBER	636	544	92	14
DECEMBER	470	271	199	42
TOTAL	13256	8045	5211	39
	1984			
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY	691	642	49	7
JUNE	574	539	35	6
JULY	602	546	56	9
AUGUST	499	483	16	3
SEPTEMBER	361	350	11	3
OCTOBER	364	328	36	10
NOVEMBER	268	260	8	3
DECEMBER	---	---	---	---
TOTAL	4876	4475	401	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
 MEDICINE HAT RED DEER AND SPRUCE GROVE

FIGURE 4
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
EDMONTON AND CALGARY



SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1983					EDMONTON (METRO)				
CALGARY		1983			EDMONTON (METRO)				
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	
JANUARY	787	271	516	66	JANUARY	432	303	129	30
FEBRUARY	229	209	20	9	FEBRUARY	922	316	606	66
MARCH	522	201	321	61	MARCH	315	223	92	29
APRIL	500	435	65	13	APRIL	492	319	173	35
MAY	1076	581	495	46	MAY	970	621	349	36
JUNE	699	420	279	40	JUNE	806	387	419	52
JULY	161	161	0	0	JULY	500	352	148	30
AUGUST	208	129	79	38	AUGUST	536	258	278	52
SEPTEMBER	176	156	20	11	SEPTEMBER	390	245	145	37
OCTOBER	176	164	12	7	OCTOBER	559	380	179	32
NOVEMBER	244	218	26	11	NOVEMBER	295	239	56	19
DECEMBER	104	98	6	6	DECEMBER	236	118	118	50
TOTAL	4882	3043	1839	38	TOTAL	6453	3761	2692	42

1984					EDMONTON (METRO)				
CALGARY		1984			EDMONTON (METRO)				
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	
JANUARY	142	119	23	16	JANUARY	220	188	32	15
FEBRUARY	57	57	0	0	FEBRUARY	204	202	2	1
MARCH	127	113	14	11	MARCH	173	122	51	29
APRIL	105	105	0	0	APRIL	258	219	39	15
MAY	306	301	5	2	MAY	279	245	34	12
JUNE	202	202	0	0	JUNE	268	264	4	1
JULY	209	207	2	1	JULY	257	257	0	0
AUGUST	192	188	4	2	AUGUST	221	209	12	5
SEPTEMBER	172	172	0	0	SEPTEMBER	128	119	9	7
OCTOBER	119	115	4	3	OCTOBER	146	144	2	1
NOVEMBER	102	102	0	0	NOVEMBER	101	99	2	2
DECEMBER	---	---	---	---	DECEMBER	---	---	---	---
TOTAL	1733	1681	52	---	TOTAL	2255	2068	187	---

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 5
CUMULATIVE QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

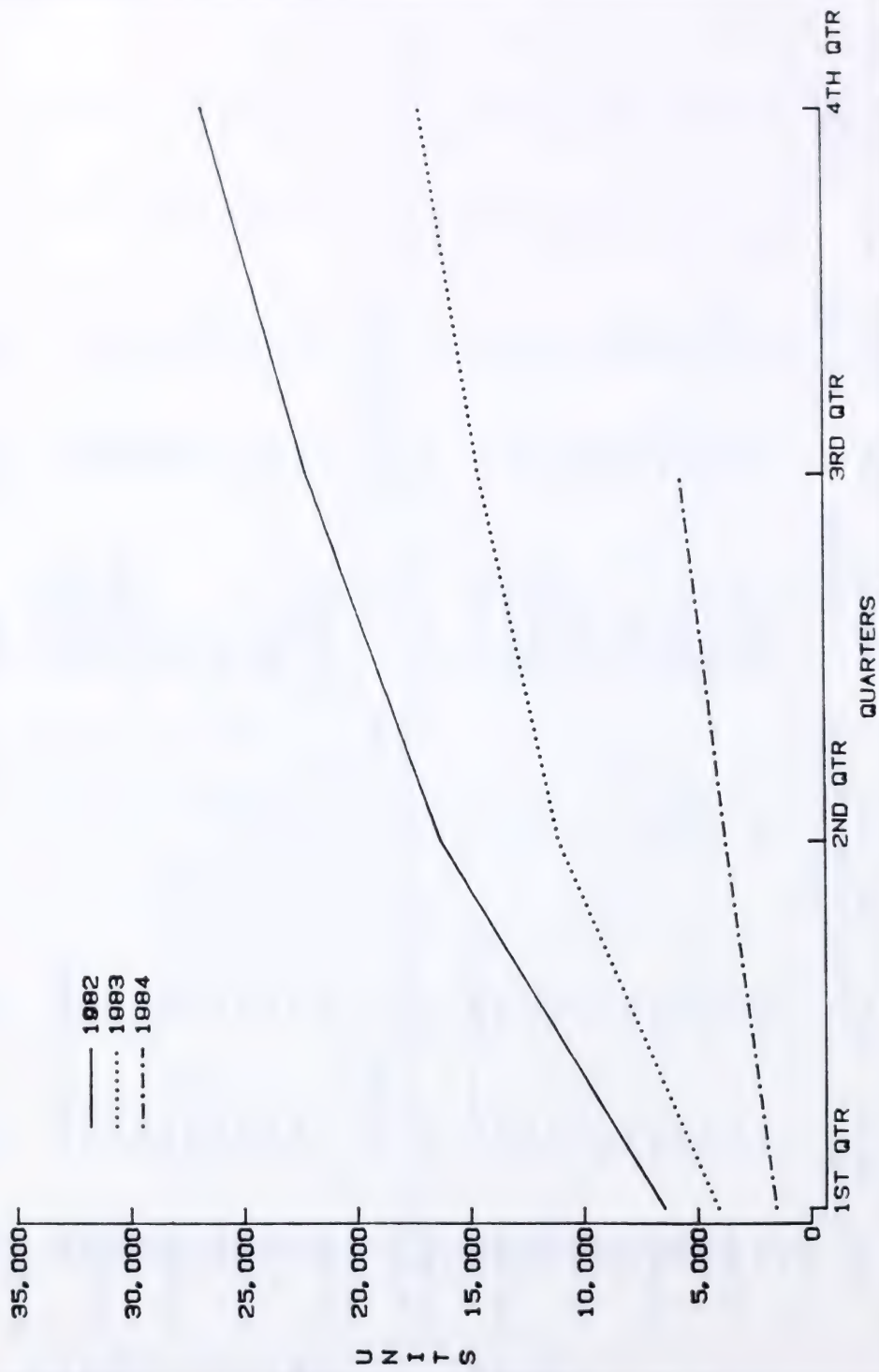


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1983 - 1984		
	1983	1984	PERCENT CHANGE
FIRST QUARTER	4101	1548	-62
SECOND QUARTER	6987	2186	-69
THIRD QUARTER	3478	1947	-44
FOURTH QUARTER	2568		
TOTAL	17134	5681	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 7

NOV-84

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	227	14	6	0	247	-67
CANROSE	3	0	0	12	15	150
EDMONTON M.A.	114	10	35	36	195	-77
FORT McMURRAY	15	0	0	0	15	200
GRANDE PRAIRIE	10	0	0	0	10	*
LEDUC	2	0	0	0	2	-80
LETHBRIDGE	13	6	0	0	19	90
LLOYDMINSTER (ALTA. PART)	10	0	0	0	10	-88
MEDICINE HAT	7	0	0	0	7	-71
RED DEER	4	0	0	0	4	-85
SPRUCE GROVE	4	0	0	0	4	-50
TOTAL	409	30	41	48	528	-70

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE.

TABLE 8

NOV - 84

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	540	18	35	165	758	-73
CAMROSE	6	0	0	0	6	-88
EDMONTON M.A.	652	20	64	357	1093	-67
FORT MCMURRAY	36	0	0	0	36	-71
GRANDE PRAIRIE	25	0	0	0	25	25
LEDUC	4	0	0	0	4	-83
LETHBRIDGE	74	8	0	5	87	-77
LLOYDMINSTER(ALTA. PART)	41	0	0	0	41	86
MEDICINE HAT	20	0	0	30	50	-58
RED DEER	25	2	0	83	110	-76
SPRUCE GROVE	6	0	0	0	6	-63
TOTAL	1429	48	99	640	2216	-70

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 6
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
CALGARY

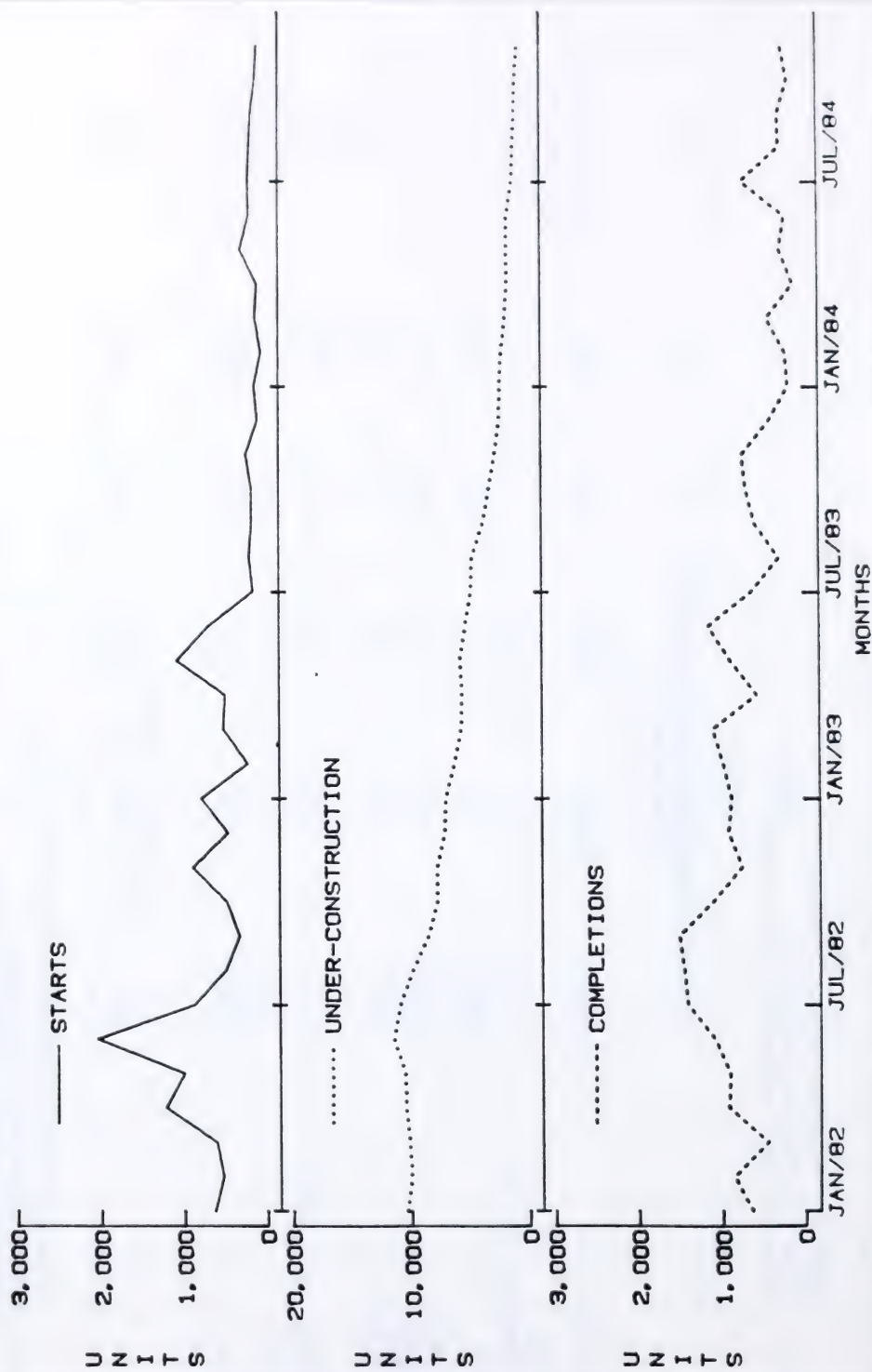


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1983			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	787	878	7061
FEBRUARY	229	982	6312
MARCH	522	1103	5731
APRIL	500	574	5657
MAY	1076	894	5838
JUNE	699	1155	5381
JULY	161	636	4903
AUGUST	208	302	4808
SEPTEMBER	176	594	3854
OCTOBER	176	698	3331
NOVEMBER	244	743	2840
DECEMBER	104	418	2428
1984			
JANUARY	142	184	2386
FEBRUARY	57	217	2226
MARCH	127	441	1910
APRIL	105	119	1710
MAY	306	280	1737
JUNE	202	218	1717
JULY	209	738	1242
AUGUST	192	282	1149
SEPTEMBER	172	288	1009
OCTOBER	119	172	956
NOVEMBER	102	247	758
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 7
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
EDMONTON

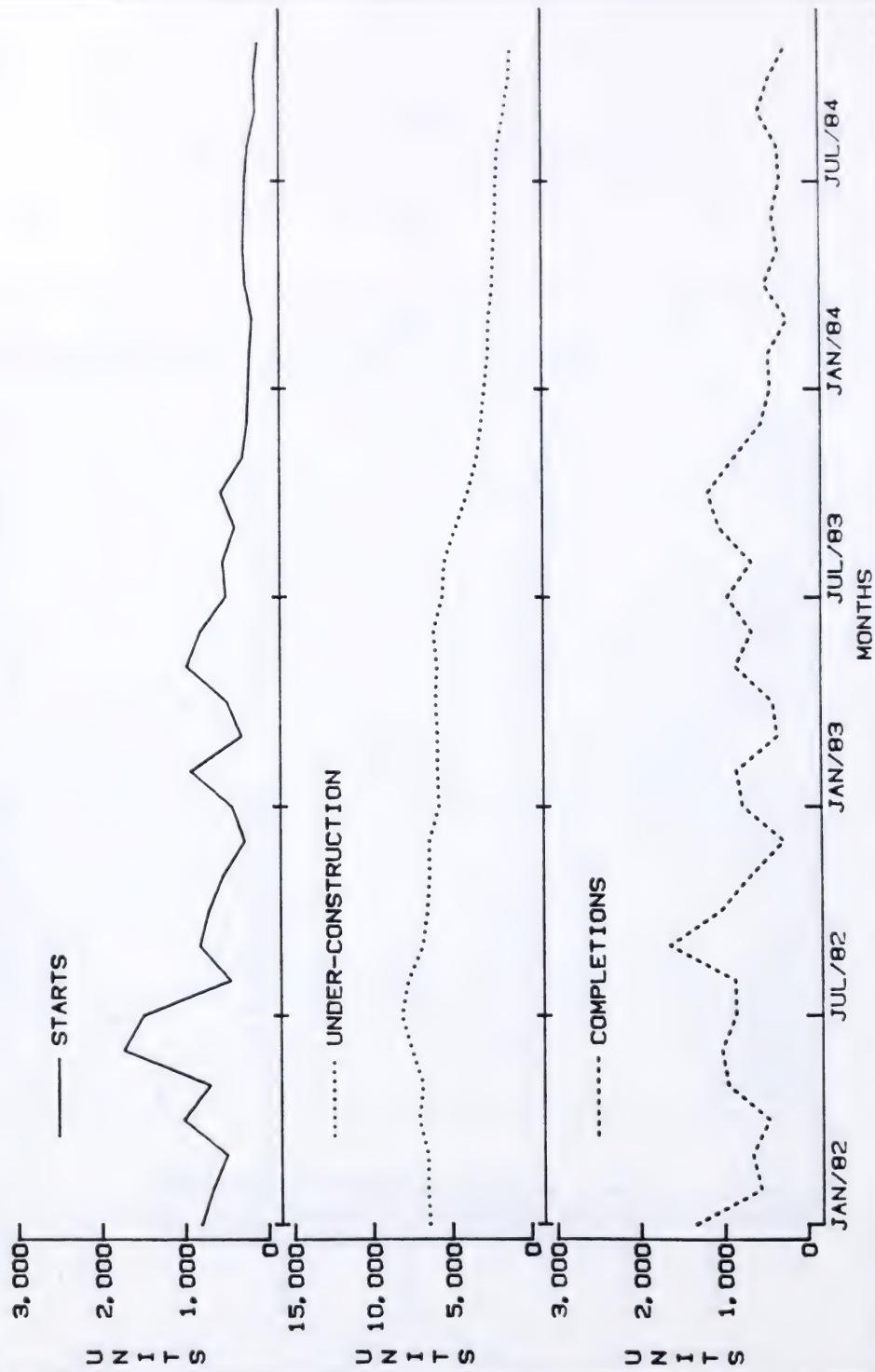


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

1983			

	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	432	767	5805
FEBRUARY	922	839	5889
MARCH	315	346	5902
APRIL	492	403	5990
MAY	970	850	5905
JUNE	806	652	6120
JULY	500	943	5559
AUGUST	536	652	5422
SEPTEMBER	390	1040	4687
OCTOBER	559	1173	3926
NOVEMBER	295	859	3343
DECEMBER	236	531	3051

1984			

JANUARY	220	425	2845
FEBRUARY	204	448	2593
MARCH	173	216	2545
APRIL	258	491	2291
MAY	279	327	2237
JUNE	268	398	2097
JULY	257	295	2051
AUGUST	221	325	1938
SEPTEMBER	128	552	1513
OCTOBER	146	414	1203
NOVEMBER	101	195	1093
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH
URBAN ALBERTA

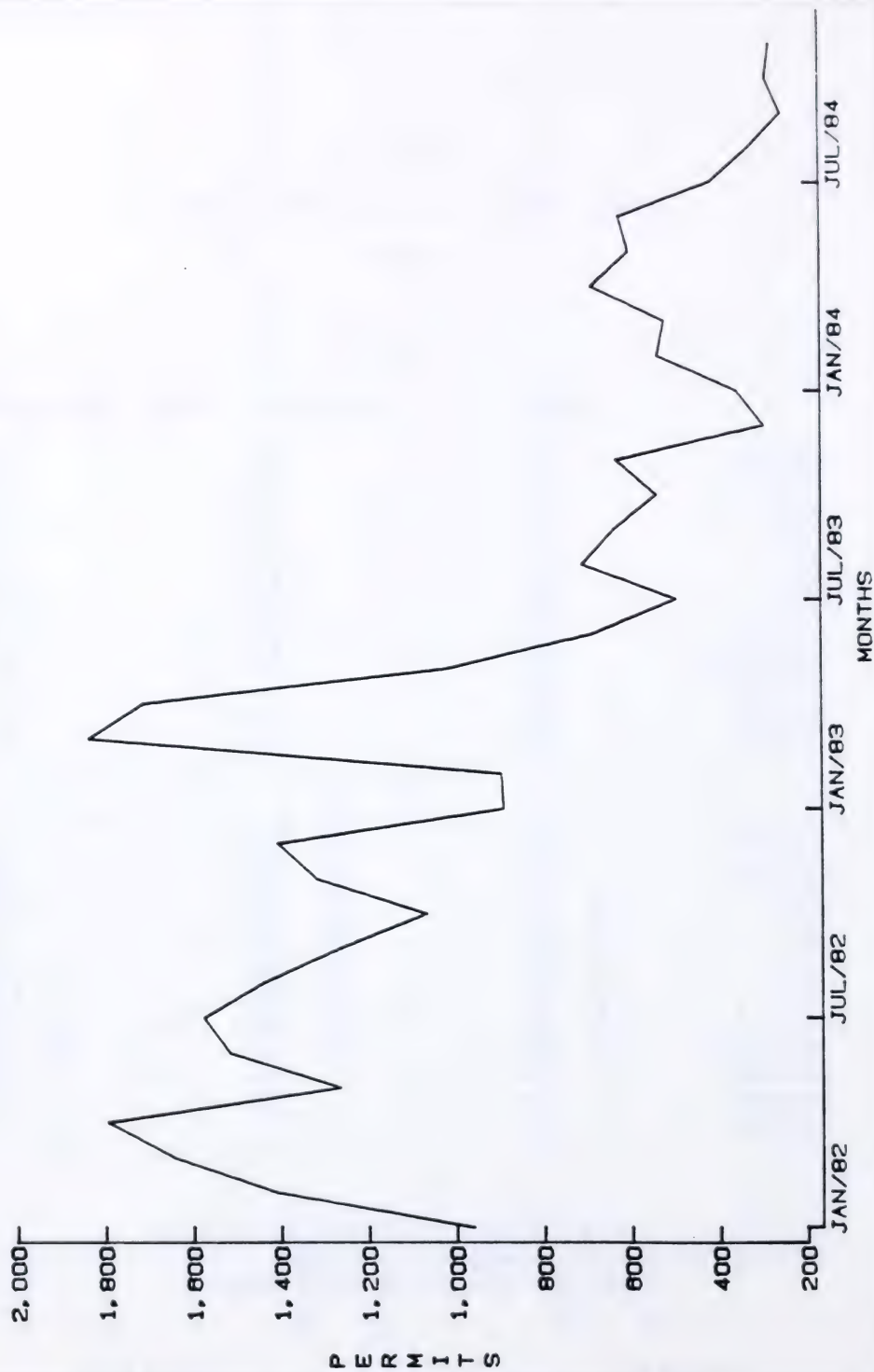


TABLE 11

NOV-84

RESIDENTIAL BUILDING PERMITS
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	95	0	0	0	95	-48
CANROSE	4	0	0	0	4	100
EDMONTON M.A.	85	0	0	0	85	-66
FORT MCMURRAY	12	0	0	0	12	-80
GRANDE PRAIRIE	5	0	0	0	5	25
LEDUC	1	0	0	0	1	-99
LETHBRIDGE	2	0	0	0	2	-86
LLOYDMINSTER, ALTA. (PART)	16	0	0	50	66	1220
MEDICINE HAT	5	0	0	0	5	-17
RED DEER	3	0	0	0	3	-77
SPRUCE GROVE	0	0	0	0	0	-100
TOTAL	228	0	0	50	278	-56

SOURCE: ALBERTA BUREAU OF STATISTICS
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 9
CUMULATIVE RESIDENTIAL BUILDING PERMITS
CALGARY AND EDMONTON

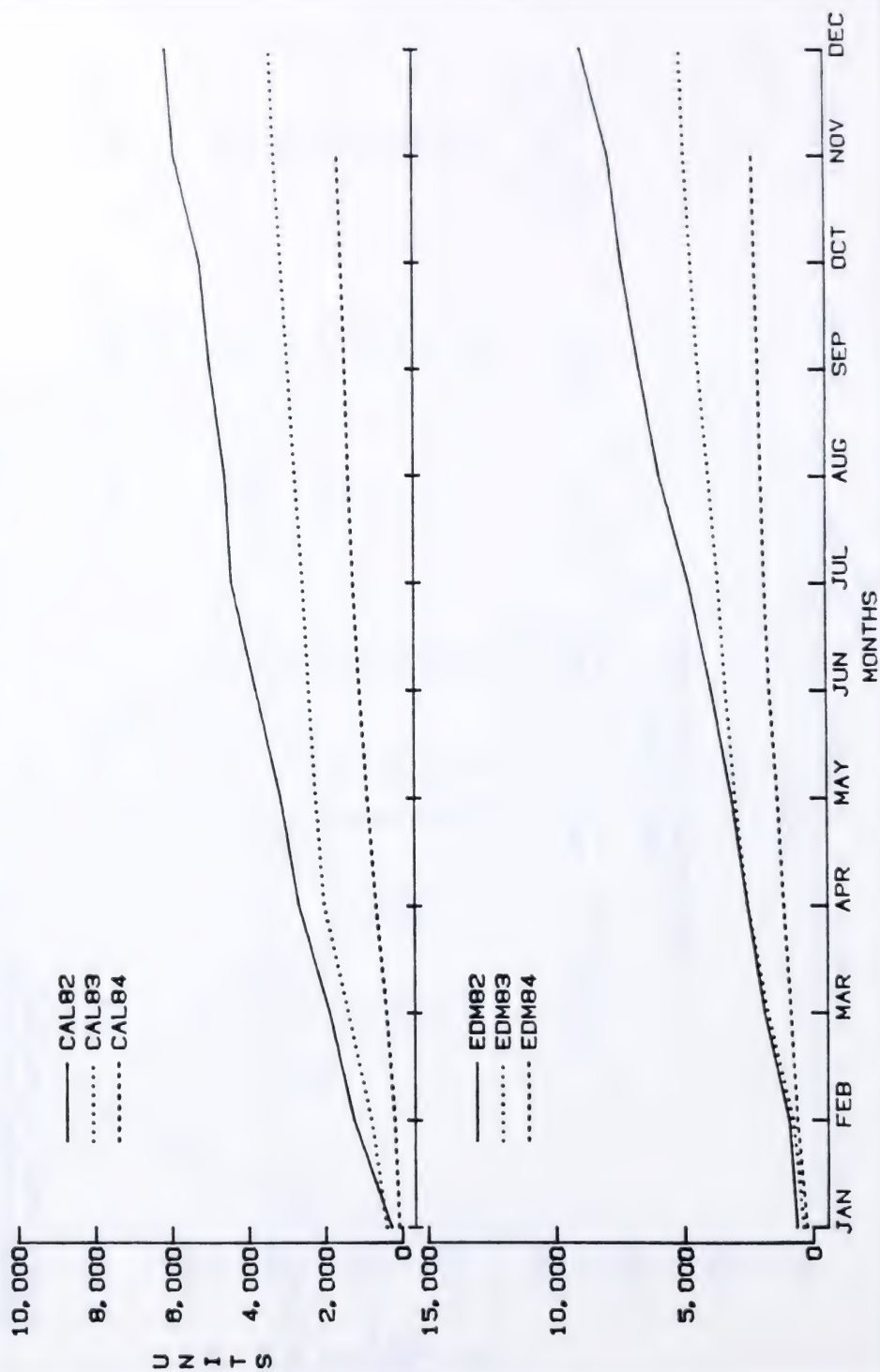


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY		CANROSE		EDMONTON (METRO)		FORT MCMURRAY		GRAND PRAIRIE		LEDUC		LETHBRIDGE		LLOYDMIN (ALTA. PART)		MEDICINE HAT		RED DEER		SPRUCE GROVE		
	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	
JANUARY	412	85	1	0	382	239	1	1	0	1	3	1	16	11	7	3	43	2	29	12	0	3	
FEBRUARY	798	196	5	0	784	622	1	4	1	3	6	2	67	25	14	8	61	10	56	20	0	5	
MARCH	1395	402	16	2	1740	855	3	10	4	8	30	2	151	50	86	20	85	23	141	35	4	9	
APRIL	2015	670	37	17	2524	1118	11	15	12	17	54	3	276	112	111	32	120	33	225	62	10	24	
MAY	2234	888	41	21	2990	1350	28	75	24	27	61	7	407	133	123	43	138	35	365	96	22	30	
JUNE	2403	1087	47	23	3354	1642	31	92	27	43	66	7	475	161	132	92	150	42	394	106	40	34	
JULY	2554	1245	49	26	3624	1815	37	111	31	50	73	8	493	175	140	115	159	43	405	114	50	42	
AUGUST	2750	1360	55	30	3970	1934	59	129	41	56	77	11	561	186	154	145	174	50	426	123	57	47	
SEPTEMBER	2924	1442	58	31	4368	2034	63	137	46	62	79	11	575	194	158	147	187	84	439	132	64	50	
OCTOBER	3103	1534	62	35	4644	2161	71	150	51	69	80	11	593	200	172	169	197	89	452	142	76	52	
NOVEMBER	3286	1629	64	39	4895	2246	131	162	55	74	164	12	607	202	177	235	203	94	465	145	85	52	
DECEMBER	3399		64		5045		132		56		164		618		182		207		470		90		
PERCENT CHANGE	50		39		54		54		24		35		93		67		33		54		69		39

YEAR	TOTAL												PERCENT CHANGE	
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC		
1983	894	1793	3655	5395	6433	7119	7615	8324	8961	9501	10132	10427		
1984	358	895	1416	2103	2705	3329	3744	4071	4324	4612	4890		-52	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 10
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED
URBAN ALBERTA

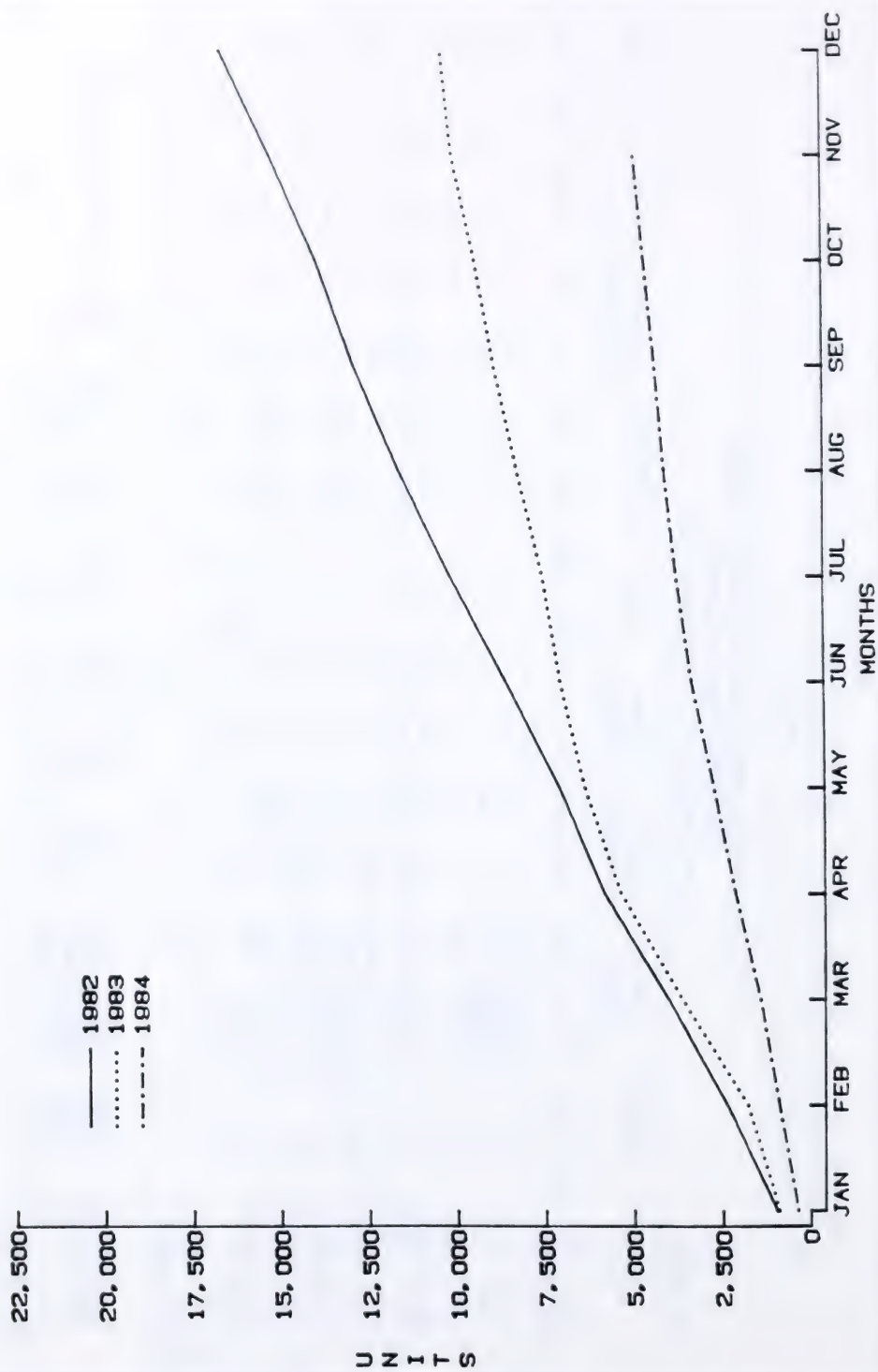


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1983-1984

	1983	1984	PERCENT CHANGE
JANUARY	894	358	-60
FEBRUARY	899	537	-40
MARCH	1862	521	-72
APRIL	1740	687	-61
MAY	1038	602	-42
JUNE	686	624	-9
JULY	496	415	-16
AUGUST	709	327	-54
SEPTEMBER	637	253	-60
OCTOBER	540	288	-47
NOVEMBER	631	278	-56
DECEMBER	295		
TOTAL	10427	4890	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 11
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
EDMONTON METRO

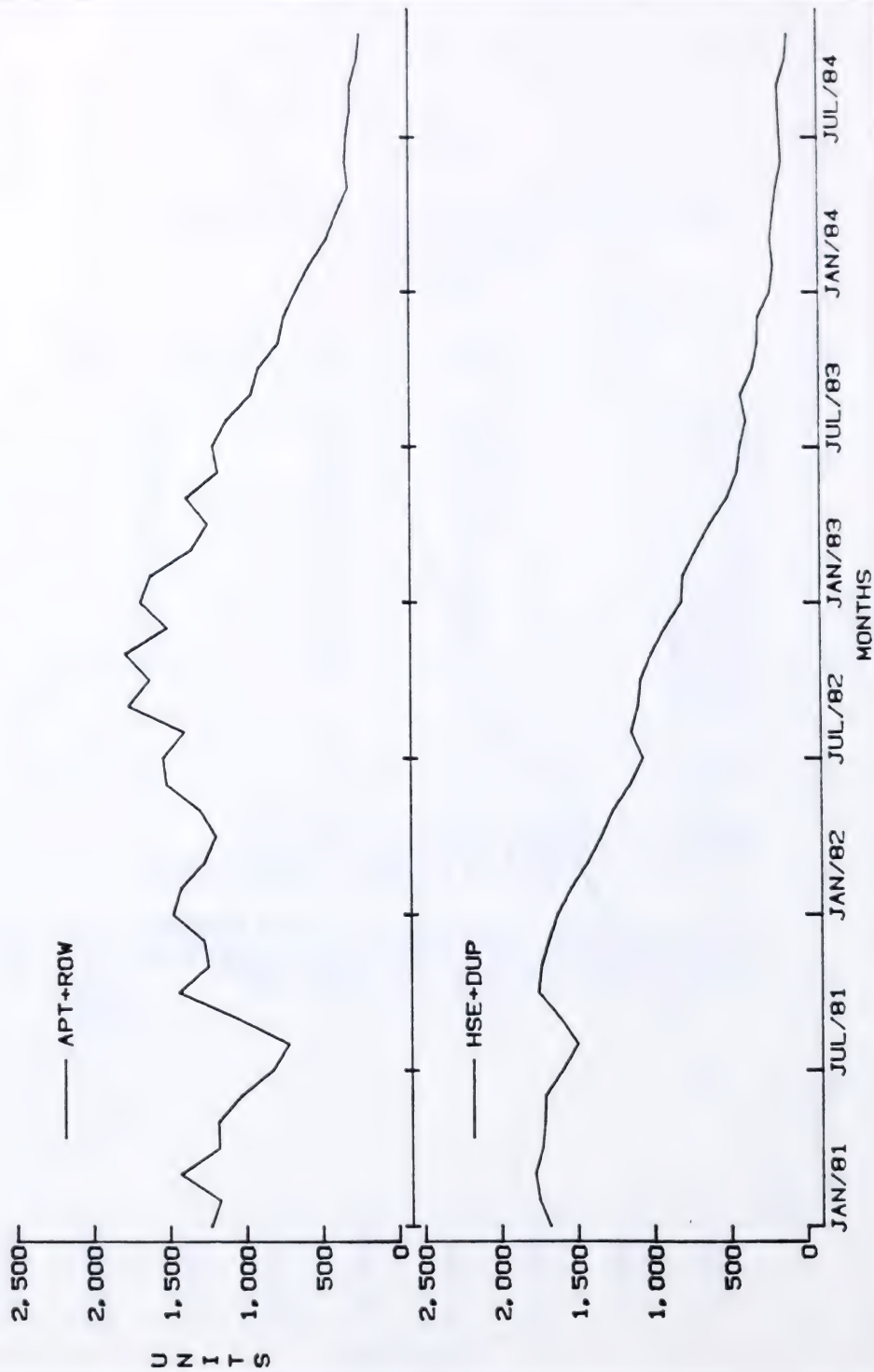


TABLE 14

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1983					
JANUARY	818	1681	2499	767	22
FEBRUARY	799	1616	2415	839	28
MARCH	714	1347	2061	346	25
APRIL	621	1242	1863	403	24
MAY	509	1381	1890	850	30
JUNE	442	1173	1615	652	36
JULY	421	1207	1628	943	36
AUGUST	382	1115	1497	652	34
SEPTEMBER	417	953	1370	1040	46
OCTOBER	338	905	1243	1173	51
NOVEMBER	304	772	1076	859	49
DECEMBER	301	736	1037	531	35

1984					
JANUARY	220	656	876	425	40
FEBRUARY	199	567	766	448	42
MARCH	218	456	674	216	31
APRIL	199	389	588	491	50
MAY	177	313	490	327	46
JUNE	143	332	475	398	47
JULY	151	323	474	295	38
AUGUST	159	298	457	325	43
SEPTEMBER	164	298	462	552	54
OCTOBER	110	250	360	414	59
NOVEMBER	96	233	329	195	41
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
CALGARY

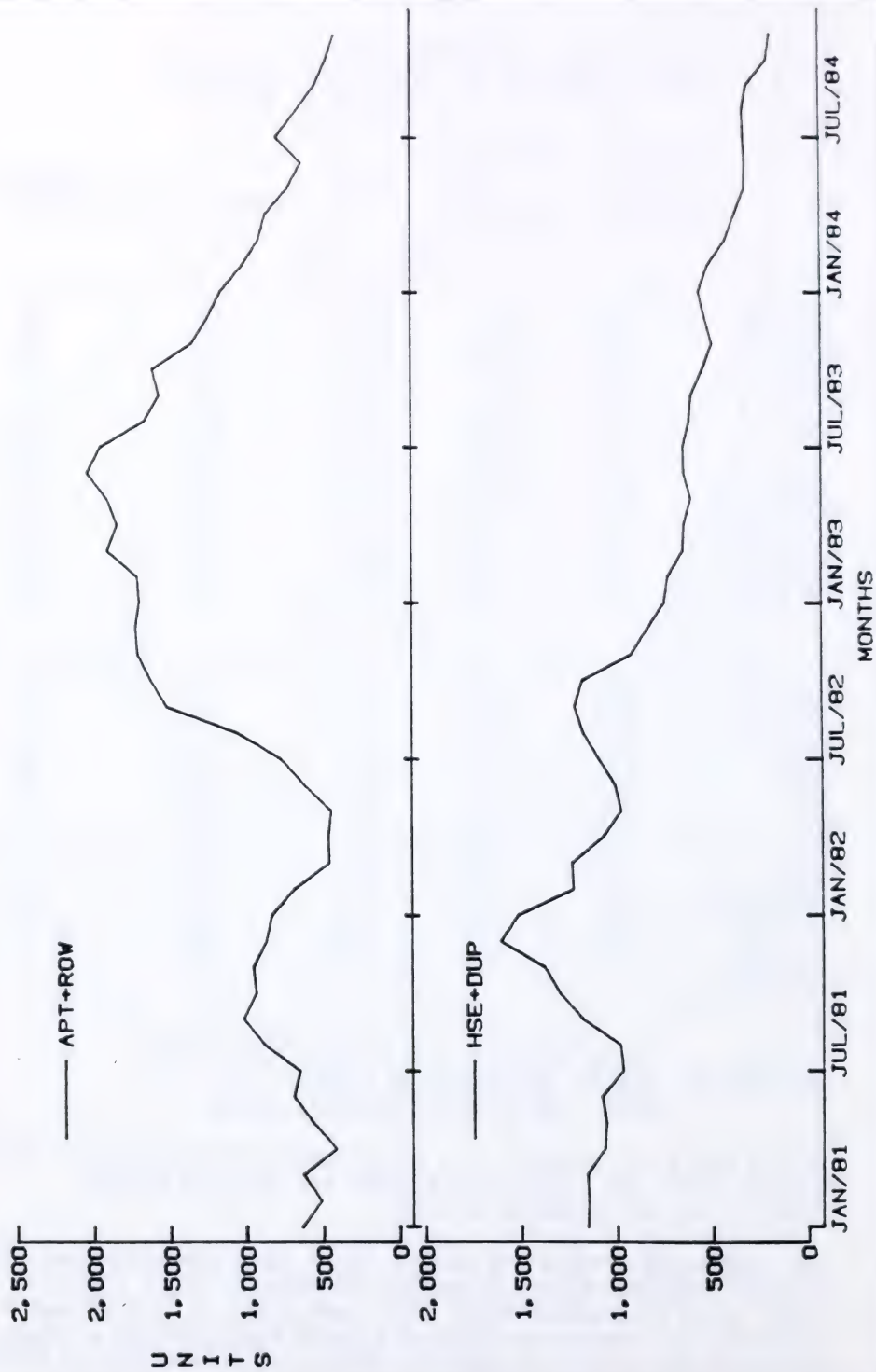


TABLE 15

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1983					
JANUARY	745	1695	2440	878	29
FEBRUARY	726	1709	2435	982	29
MARCH	646	1903	2549	1103	28
APRIL	640	1838	2478	574	21
MAY	604	1905	2509	894	26
JUNE	640	2033	2673	1155	27
JULY	644	1947	2591	636	22
AUGUST	612	1659	2271	302	22
SEPTEMBER	601	1563	2164	594	24
OCTOBER	541	1608	2149	698	25
NOVEMBER	491	1349	1840	743	36
DECEMBER	528	1245	1773	418	21

1984					
JANUARY	560	1161	1721	184	12
FEBRUARY	513	1020	1533	217	21
MARCH	420	911	1331	441	33
APRIL	371	866	1237	119	15
MAY	318	720	1038	280	32
JUNE	315	630	945	218	25
JULY	323	795	1118	738	34
AUGUST	327	665	992	282	29
SEPTEMBER	304	543	847	288	34
OCTOBER	197	468	665	172	35
NOVEMBER	179	413	592	247	35
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13
LISTINGS AND SALES
EDMONTON METRO

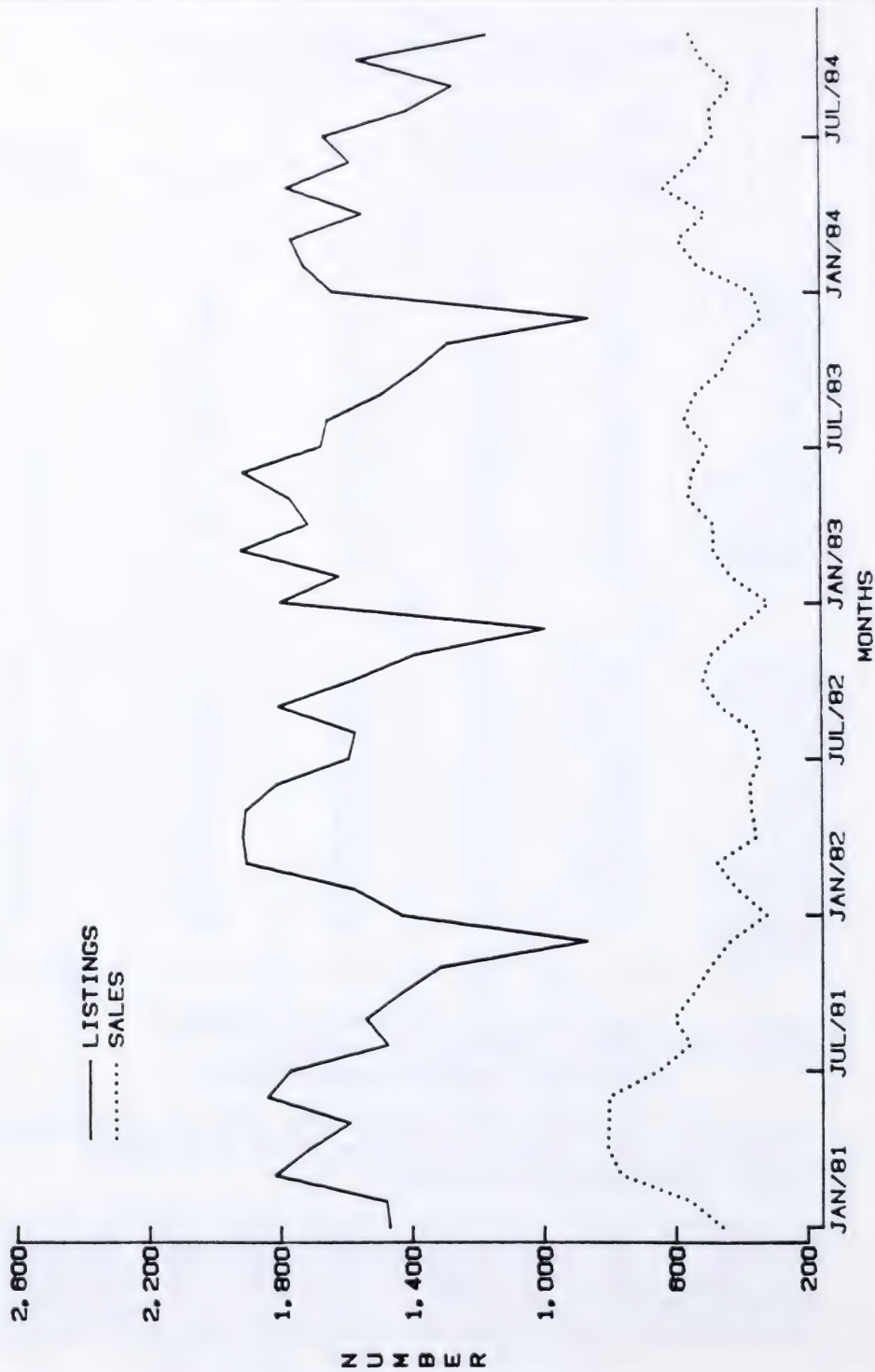


TABLE 16

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1983				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1796	313	.17	84785
FEBRUARY	1618	428	.26	87289
MARCH	1915	481	.25	89200
APRIL	1712	480	.28	87596
MAY	1769	555	.31	88756
JUNE	1909	545	.29	84974
JULY	1672	498	.30	84242
AUGUST	1653	569	.34	85846
SEPTEMBER	1490	536	.36	84494
OCTOBER	1380	451	.33	83161
NOVEMBER	1286	416	.32	85092
DECEMBER	856	333	.39	80332

1984				
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
MARCH	1763	586	.33	80798
APRIL	1546	499	.32	81237
MAY	1775	630	.35	77713
JUNE	1583	541	.34	82281
JULY	1662	479	.29	75800
AUGUST	1411	488	.35	82859
SEPTEMBER	1270	422	.33	79004
OCTOBER	1557	510	.33	76286
NOVEMBER	1167	549	.47	74526
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 14
LISTINGS AND SALES
CALGARY

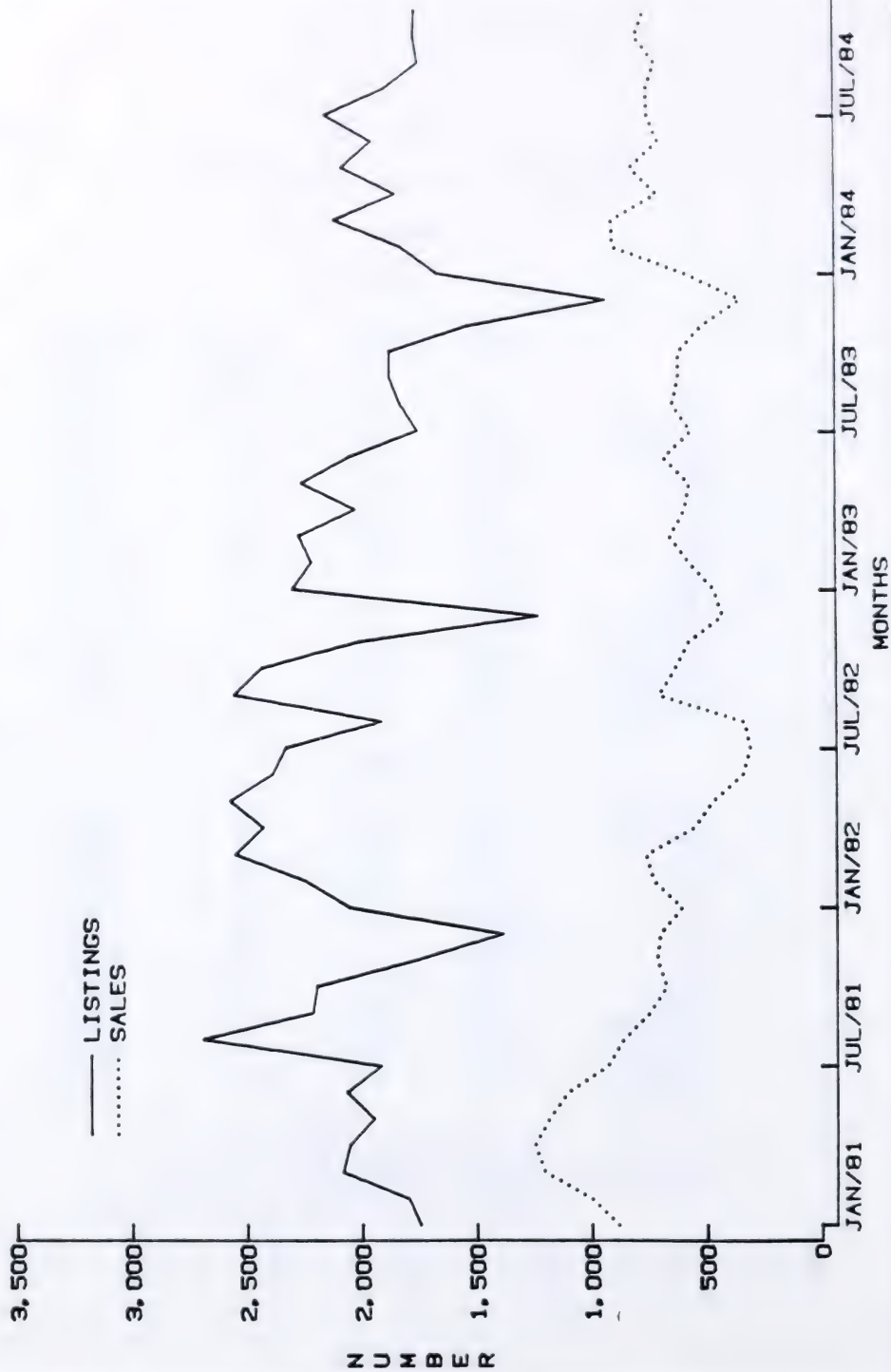


TABLE 17
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1983				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2296	464	.20	105813
FEBRUARY	2214	569	.26	104472
MARCH	2269	653	.29	103338
APRIL	2023	589	.29	102377
MAY	2265	568	.25	100747
JUNE	2047	679	.33	102488
JULY	1752	560	.32	100106
AUGUST	1827	642	.35	98660
SEPTEMBER	1873	615	.33	96176
OCTOBER	1635	499	.31	96613
NOVEMBER	1532	513	.33	91213
DECEMBER	931	345	.37	88566

1984				
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY	2152	747	.35	94185
AUGUST	1895	751	.40	89342
SEPTEMBER	1746	713	.41	80638
OCTOBER	1765	799	.45	78503
NOVEMBER	1760	758	.43	79370
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 15
AVERAGE SALE PRICES
CALGARY AND EDMONTON

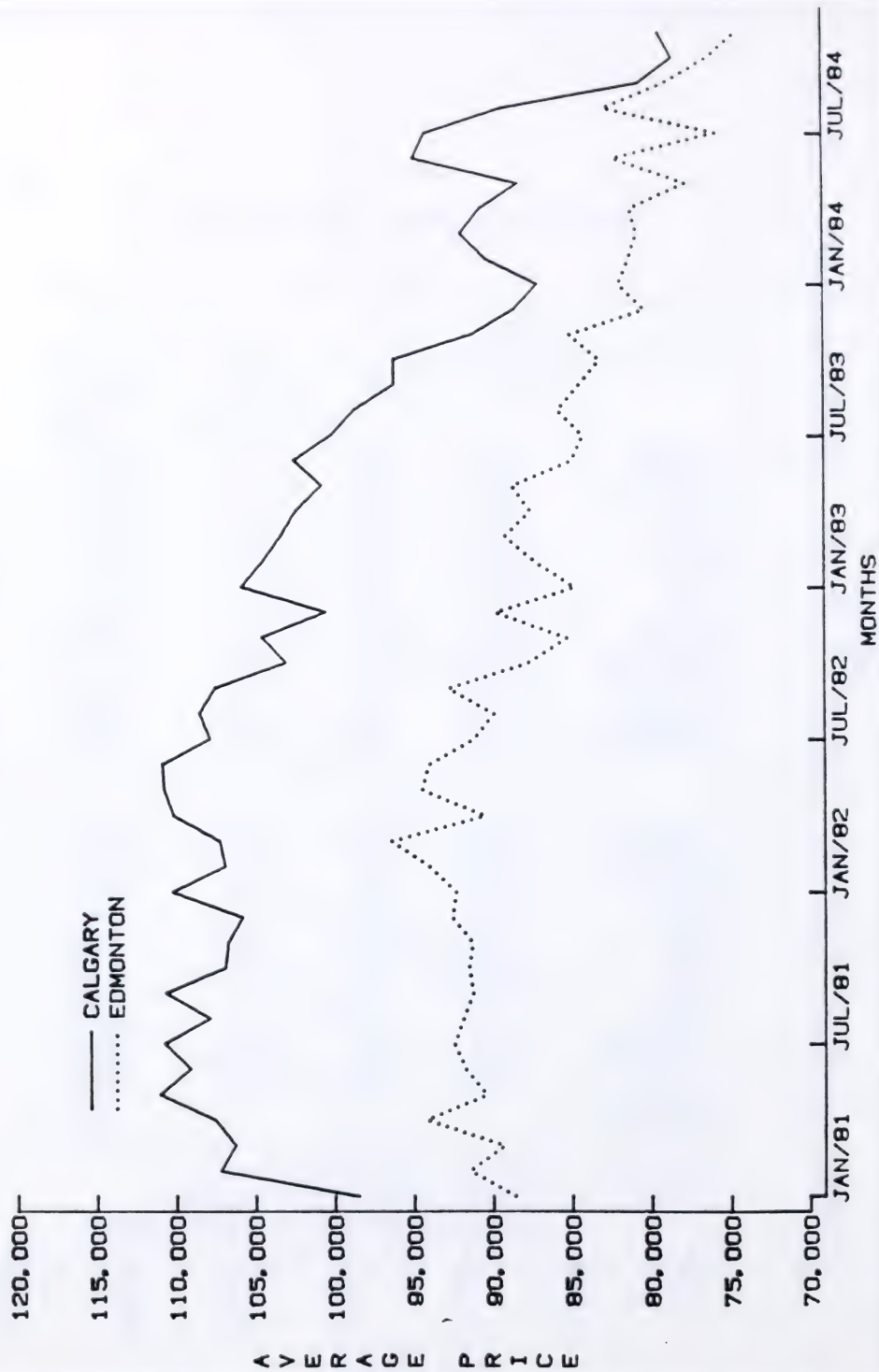


FIGURE 18
NEW HOUSING PRICE INDEXES
CALGARY AND EDMONTON
(1981=100)

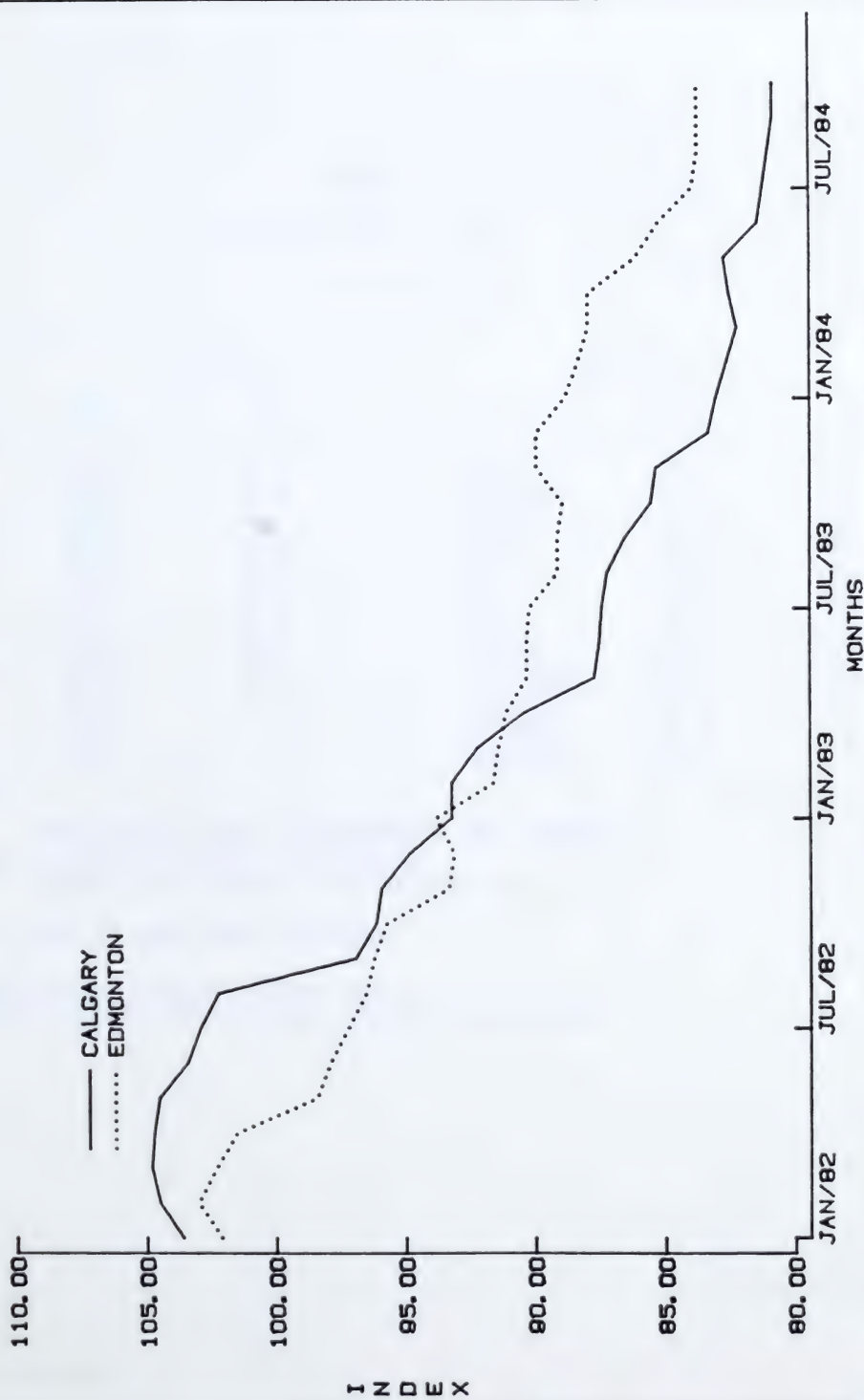


TABLE 18
NEW HOUSING PRICE INDICES*
1981=100

CALGARY**			EDMONTON***		
	1983	1984		1983	1984
JANUARY	93.2	83.0	JANUARY	93.8	88.8
FEBRUARY	93.2	82.6	FEBRUARY	91.6	88.3
MARCH	92.2	82.2	MARCH	91.4	87.9
APRIL	90.4	82.5	APRIL	91.1	87.9
MAY	87.7	82.7	MAY	90.3	86.1
JUNE	87.5	81.4	JUNE	90.3	85.2
JULY	87.4	81.2	JULY	90.2	83.9
AUGUST	87.2	81.0	AUGUST	89.1	83.7
SEPTEMBER	86.5	80.8	SEPTEMBER	89.1	83.7
OCTOBER	85.5	80.8	OCTOBER	88.9	83.7
NOVEMBER	85.3		NOVEMBER	89.9	
DECEMBER	83.3		DECEMBER	89.9	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS)
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

MANITOWA
22
APRIL 5 1985

RESIDENTIAL CONSTRUCTION IN ALBERTA

DECEMBER 1984

Alberta
DEPARTMENT OF HOUSING

RESIDENTIAL CONSTRUCTION
IN ALBERTA

DECEMBER 1984

ALBERTA
DEPARTMENT OF HOUSING

ISSN 0823-3047
12/84 (241)

TABLE OF CONTENTS

	<u>Page</u>
A. <u>Highlights</u>	1
B. <u>Residential Construction Starts</u>	
Table 1: Housing Starts by Type and Towns	5
Table 2: January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	7
Table 3: Total Housing Starts by Month: 1983 - 1984	9
Table 4: Total Single and Multiple Housing Starts by Month: 1983 - 1984	11
Table 5: Total Single and Multiple Housing Starts in Calgary and Edmonton by Month: 1983 - 1984	13
Table 6: Quarterly Housing Starts in Alberta (All Areas)	15
Table 7: Housing Completions by Type and Towns	16
Table 8: Housing Under-Construction by Type and Towns	17
Table 9: Starts, Completions and Under-Construction - Calgary	19
Table 10: Starts, Completions and Under-Construction - Edmonton	21
* * * *	
Figure 1: Cumulative Housing Starts - Calgary and Edmonton	6
Figure 2: Total Number of Housing Starts	8
Figure 3: Multiples as a Percentage of Total Starts - Urban Alberta	10
Figure 4: Multiples as a Percentage of Total Starts - Calgary and Edmonton	12
Figure 5: Cumulative Quarterly Housing Starts - Urban Areas	14
Figure 6: Starts, Completions and Under-Construction - Calgary	18
Figure 7: Starts, Completions and Under-Construction - Edmonton	20
C. <u>Residential Building Permits</u>	
Table 11: Building Permits by Type and Towns	23
Table 12: January to Date Building Permits by Type and Towns, Compared With Same Period in the Previous Year	25
Table 13: Total Building Permits by Month: 1983 - 1984	27
* * * *	
Figure 8: Total Number of Building Permits Issued Each Month - Urban Alberta	22
Figure 9: Cumulative Building Permits - Calgary and Edmonton	24
Figure 10: Cumulative Building Permits - Urban Alberta	26

D. Newly Completed and Unoccupied Dwellings

Table 14: Newly Completed and Unoccupied Dwellings by Month - Edmonton	29
---	----

Table 15: Newly Completed and Unoccupied Dwellings by Month - Calgary	31
--	----

* * * *

Figure 11: Newly Completed and Unoccupied Dwellings - Edmonton	28
--	----

Figure 12: Newly Completed and Unoccupied Dwellings - Calgary	30
---	----

E. Multiple Listings Service (M.L.S.)

Table 16: Residential Listings, Sales and Price by Month - Edmonton (1983 - 1984)	33
--	----

Table 17: Residential Listings, Sales and Price by Month - Calgary (1983 - 1984)	35
---	----

* * * *

Figure 13: Listings and Sales - Edmonton	32
--	----

Figure 14: Listings and Sales - Calgary	34
---	----

Figure 15: Average Sales Prices - Calgary and Edmonton	36
--	----

F. New Housing Price Indexes

Table 18: New Housing Price Indexes in Calgary and Edmonton by Month: 1981 - 1982	38
--	----

* * * *

Figure 16: New Housing Price Indexes in Calgary and Edmonton	37
--	----

A. RESIDENTIAL CONSTRUCTION STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION

1. ALBERTA:

- IN THE THIRD QUARTER, HOUSING STARTS IN ALBERTA DECREASED BY 44% FROM 3,478 IN 1983 TO 1,947 IN 1984.

2. URBAN ALBERTA:

- TOTAL RESIDENTIAL CONSTRUCTION STARTS IN URBAN ALBERTA AMOUNTED TO 341 UNITS IN DECEMBER, 1984, A DECREASE OF 27% OVER THE SAME MONTH LAST YEAR.
- IN THE PERIOD JANUARY TO DECEMBER, 5,217 WERE STARTED. THIS IS A DECREASE OF 61% FROM THE 13,256 UNITS THAT WERE STARTED IN THE SAME PERIOD LAST YEAR.
- THE TOTAL OF 341 UNITS STARTED ARE COMPRISED OF 246 SINGLES AND 95 MULTIPLES. MULTIPLES REPRESENT 28% OF THE TOTAL STARTS.
- TOTAL STARTS INCREASED OVER LAST MONTH IN MEDICINE HAT (25%), EDMONTON (28%), LLOYDMINSTER (355%) AND CAMROSE (2,200%). IN ALL OTHER CITIES, STARTS DROPPED.

3. CALGARY:

- IN CALGARY A TOTAL OF 70 UNITS WERE STARTED. THIS IS A DECREASE OF 31% FROM LAST MONTH'S TOTAL OF 102.

- THE TOTAL OF 70 STARTS IS MADE UP OF 70 SINGLES AND 0 MULTIPLES. MULTIPLES REPRESENT 0% OF THE TOTAL UNITS IN CALGARY THIS MONTH.
- COMPARED TO LAST MONTH, THE SINGLES TOTAL OF 70 HAS DECREASED (31%) AND THE MULTIPLES TOTAL OF 0 HAS REMAINED THE SAME (0%).
- THERE WERE ALSO 130 UNITS COMPLETED (A DECREASE OF 47% OVER LAST MONTH) AND 698 UNITS UNDER-CONSTRUCTION (A DECREASE OF 8% OVER LAST MONTH).

4. EDMONTON:

- IN EDMONTON A TOTAL OF 129 UNITS WERE STARTED. THIS IS AN INCREASE OF 28% FROM LAST MONTH'S TOTAL OF 101.
- THE TOTAL OF 129 IS MADE UP OF 129 SINGLES AND 0 MULTIPLES. MULTIPLES REPRESENT 0% OF THE TOTAL UNITS IN EDMONTON THIS MONTH.
- COMPARED TO LAST MONTH, THE SINGLES TOTAL OF 129 HAS INCREASED (28%) AND THE MULTIPLES TOTAL OF 0 HAS DECREASED (N/A).
- THERE WERE ALSO 395 UNITS COMPLETED (AN INCREASE OF 103% OVER LAST MONTH) AND 803 UNITS UNDER-CONSTRUCTION (A DECREASE OF 27% OVER LAST MONTH).

B. RESIDENTIAL BUILDING PERMITS ISSUED

- A TOTAL OF 244 BUILDING PERMITS WERE ISSUED IN DECEMBER, 1984. THIS IS A DECREASE OF 17% OVER THE SAME MONTH LAST YEAR.
- IN THE PERIOD JANUARY TO DECEMBER, 5,134 PERMITS WERE ISSUED, A DECREASE OF 51% FROM THE 10,427 THAT WERE ISSUED OVER THE SAME TIME PERIOD LAST YEAR.
- THERE WAS AN INCREASE IN THE NUMBER OF BUILDING PERMITS ISSUED IN RED DEER (133%), LETHBRIDGE (300%) AND CAMROSE (1,600%). IN ALL OTHER CITIES BUILDING PERMITS DROPPED.

C. NEWLY COMPLETED AND UNOCCUPIED DWELLINGS

1. EDMONTON:

- A TOTAL OF 334 NEWLY COMPLETED AND UNOCCUPIED DWELLINGS, (125 HOUSES AND DUPLEXES AND 209 APARTMENTS AND ROWHOUSES) WERE AVAILABLE IN DECEMBER.
- NEWLY COMPLETED AND UNOCCUPIED DWELLINGS DECREASED SLIGHTLY OVER LAST MONTH.
- 54% OF THE NEWLY COMPLETED DWELLINGS WERE ABSORBED INTO THE MARKET COMPARED TO THE 40% ABSORPTION RATE OF LAST MONTH.

2. CALGARY:

- A TOTAL OF 543 NEWLY COMPLETED AND UNOCCUPIED DWELLINGS (156 HOUSES AND DUPLEXES AND 387 APARTMENTS AND ROWHOUSES) WERE AVAILABLE.
- NEWLY COMPLETED AND UNOCCUPIED DWELLINGS DECREASED BY 8% OVER LAST MONTH.
- THE ABSORPTION RATE DROPPED TO 25% FROM THE 35% LAST MONTH.

D. RESIDENTIAL LISTINGS, SALES AND PRICE

1. EDMONTON:

- 409, OR 48%, OF THE 859 PROPERTIES LISTED FOR SALE WERE SOLD AT AN AVERAGE SELLING PRICE OF \$77,884.
- LISTINGS DECREASED BY 26%, SALES DECREASED BY 26%, HOWEVER, THE SELLING PRICE HAS INCREASED BY 5% OVER LAST MONTH.

2. CALGARY:

- 633 OR 63%, OF THE 1,007 PROPERTIES LISTED FOR SALE WERE SOLD AT AN AVERAGE SELLING PRICE OF \$78,030.
- LISTINGS DECREASED BY 43%, SALES DECREASED BY 16%, AND THE SELLING PRICE ALSO DECREASED BY 2% OVER LAST MONTH.

E. NEW HOUSING PRICE INDEXES

1. CALGARY:

- IN NOVEMBER, 1984, THE INDEX INCREASED TO 81.2, A DECREASE OF 5% OVER THE SAME PERIOD LAST YEAR.

2. EDMONTON:

- IN NOVEMBER, 1984, THE INDEX DECREASED TO 80.4, A DROP OF 11% OVER THE SAME MONTH LAST YEAR.

TABLE 1

DEC-84

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	70	0	0	0	70	-33
CAMROSE	4	0	0	65	69	*
EDMONTON M.A.	129	0	0	0	129	-45
FORT McMURRAY	4	0	0	0	4	-67
GRANDE PRAIRIE	5	0	0	0	5	*
LEDUC	2	0	0	0	2	-98
LETHBRIDGE	2	0	0	0	2	-85
LLOYDMINSTER(ALTA. PART)	20	0	0	30	50	4900
MEDICINE HAT	5	0	0	0	5	400
RED DEER	5	0	0	0	5	-58
SPRUCE GROVE	0	0	0	0	0	-100
TOTAL	246	0	0	95	341	-27

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 1
CUMULATIVE HOUSING STARTS
CALGARY AND EDMONTON

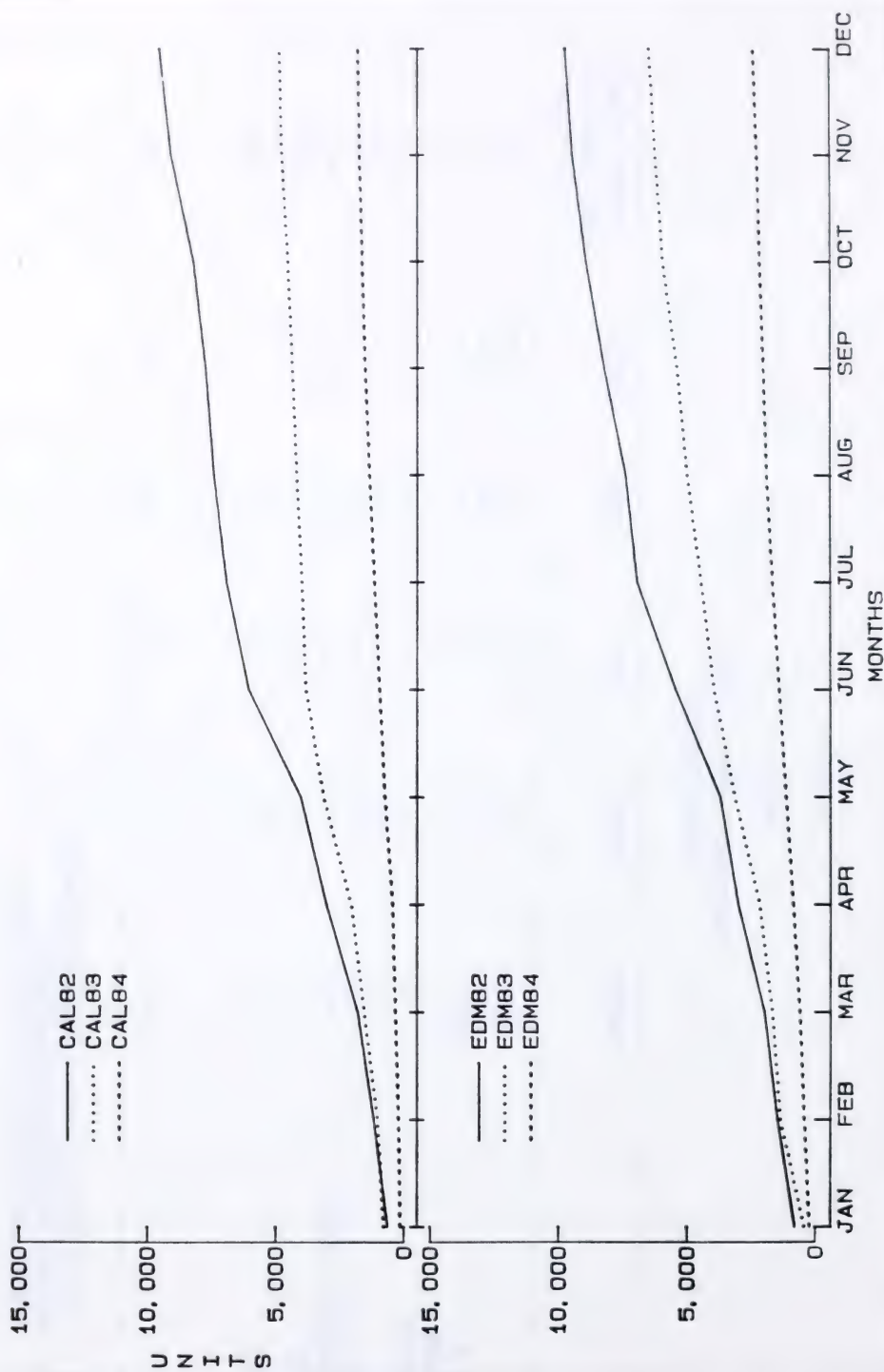


TABLE 2

DEC-84

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT		TOTAL		PERCENT CHANGE IN TOTAL STARTS	
	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984		
CALGARY	3043	1751	90	8	337	44	1412	0	4882	1803	-63	
CANROSE	54	24	0	0	0	0	12	77	66	101	53	
EDMONTON M.A.	3761	2197	138	30	787	146	1767	11	6453	2384	-63	
FORT MCMURRAY	126	112	0	0	0	0	0	52	126	164	30	
GRANDE PRAIRIE	44	88	2	6	0	0	65	0	111	94	-15	
LEDUC	86	20	4	0	0	0	77	0	167	20	-88	
LETHBRIDGE	330	153	62	20	19	0	170	5	581	178	-69	
LLOYDMINSTER(ALTA. PART)	70	110	0	0	0	8	0	30	70	148	111	
MEDICINE HAT	173	73	16	2	36	0	3	30	228	105	-54	
RED DEER	277	137	34	2	68	21	112	4	491	164	-67	
SPRUCE GROVE	81	56	0	0	0	0	0	0	81	56	-31	
TOTAL	8045	4721	346	68	1247	219	3618	209	13256	5217	-61	
PERCENT CHANGE BY TYPE		-41		-80		-82		-94		-61		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 2
TOTAL NUMBER OF STARTS EACH MONTH
URBAN ALBERTA

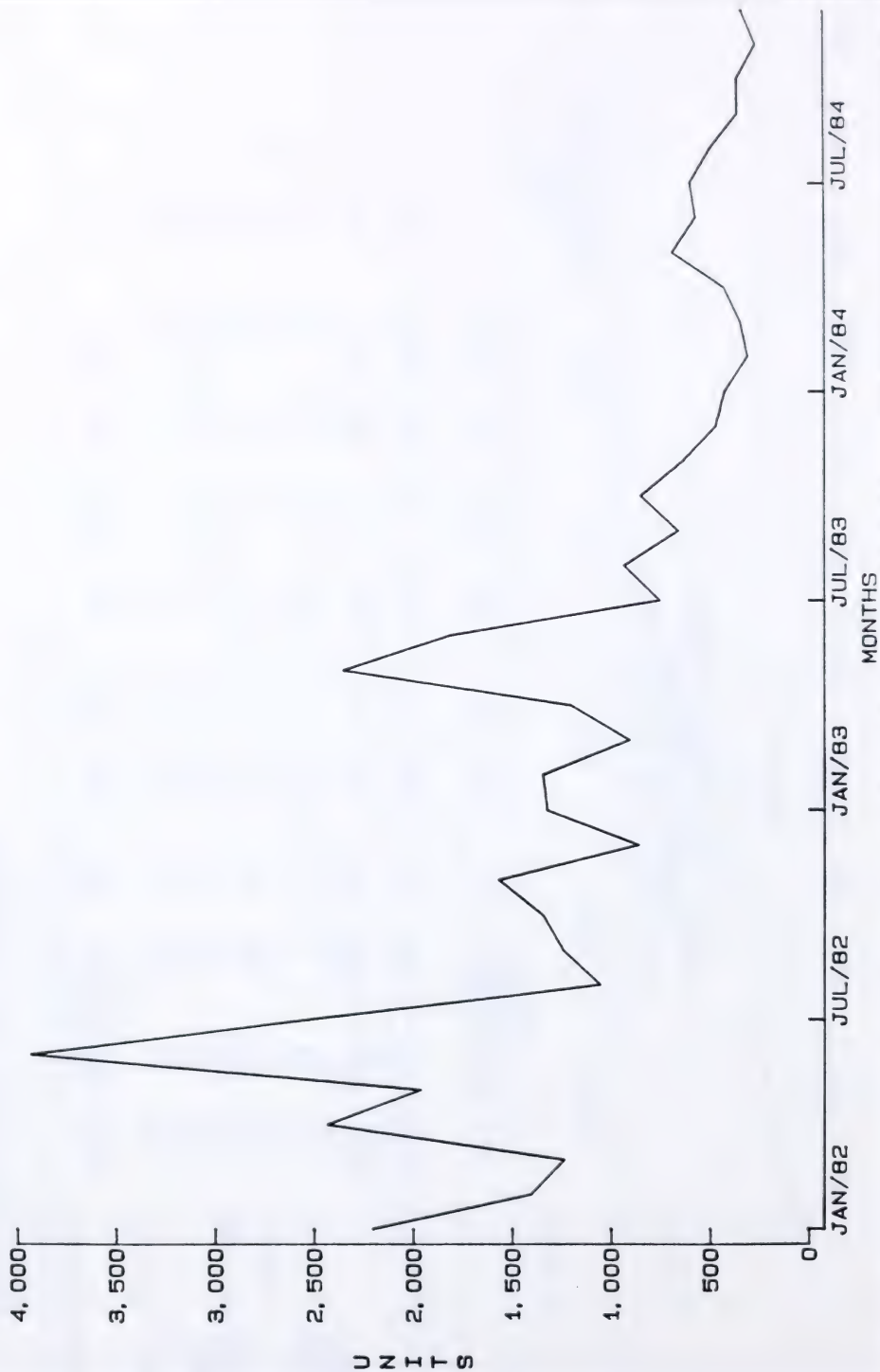


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1983 1984

	1983	1984	PERCENT CHANGE
JANUARY	1325	425	-68
FEBRUARY	1346	311	-77
MARCH	908	349	-62
APRIL	1205	432	-64
MAY	2351	691	-71
JUNE	1815	574	-68
JULY	755	602	-20
AUGUST	934	499	-47
SEPTEMBER	661	361	-45
OCTOBER	850	364	-57
NOVEMBER	636	268	-58
DECEMBER	470	341	-27
TOTAL	13256	5217	-61

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE LEDUC LETHBRIDGE LLOYDMINSTER ALTA. PART)
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
URBAN ALBERTA

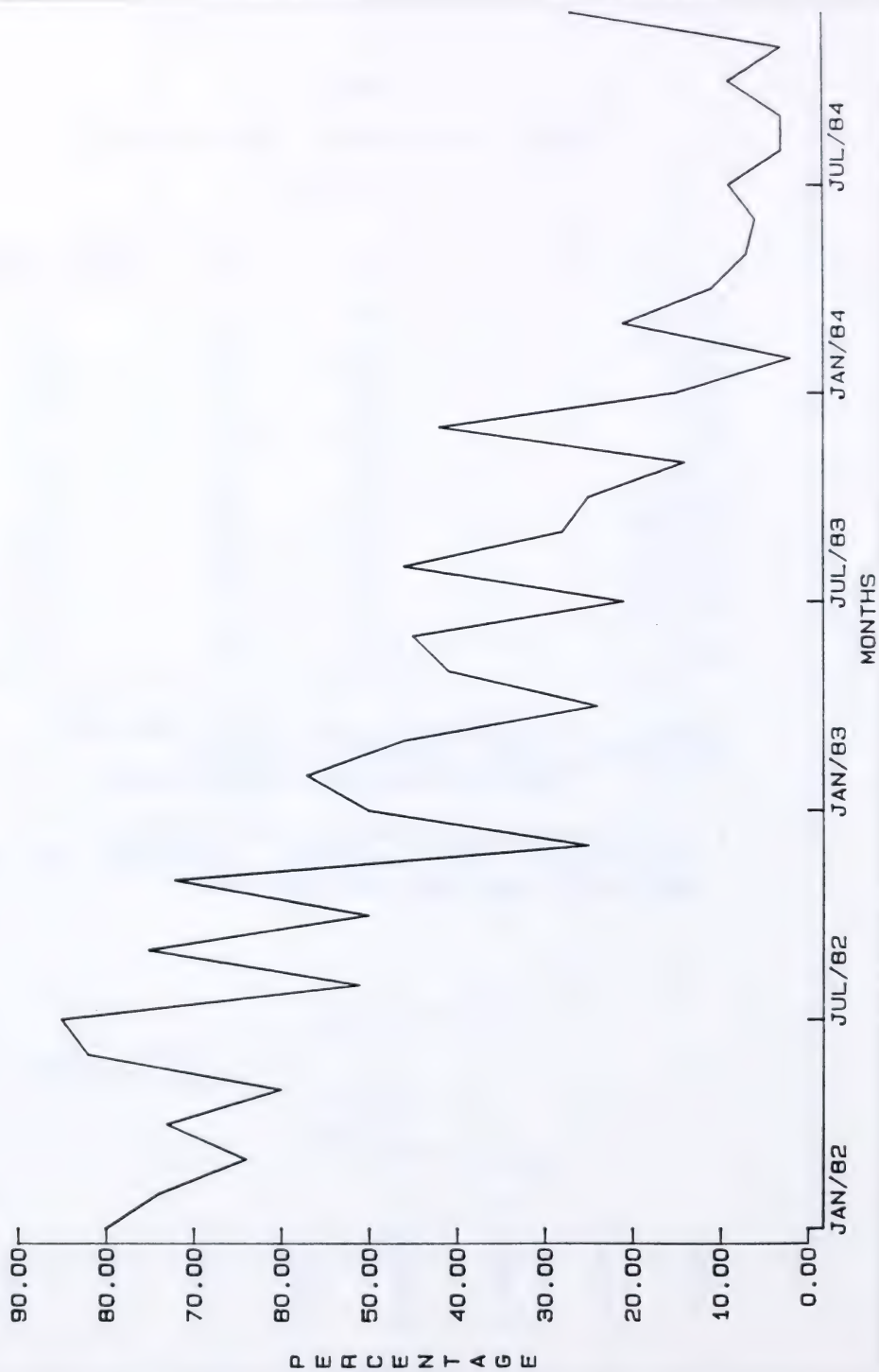


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1983-1984				
1983				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	1325	658	667	50
FEBRUARY	1346	583	763	57
MARCH	908	489	419	46
APRIL	1205	916	289	24
MAY	2351	1377	974	41
JUNE	1815	991	824	45
JULY	755	595	160	21
AUGUST	934	506	428	46
SEPTEMBER	661	474	187	28
OCTOBER	850	641	209	25
NOVEMBER	636	544	92	14
DECEMBER	470	271	199	42
TOTAL	13256	8045	5211	39
1984				
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY	691	642	49	7
JUNE	574	539	35	6
JULY	602	546	56	9
AUGUST	499	483	16	3
SEPTEMBER	361	350	11	3
OCTOBER	364	328	36	10
NOVEMBER	268	260	8	3
DECEMBER	341	246	95	28
TOTAL	5217	4721	496	10

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
 MEDICINE HAT RED DEER AND SPRUCE GROVE

FIGURE 4
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS
EDMONTON AND CALGARY

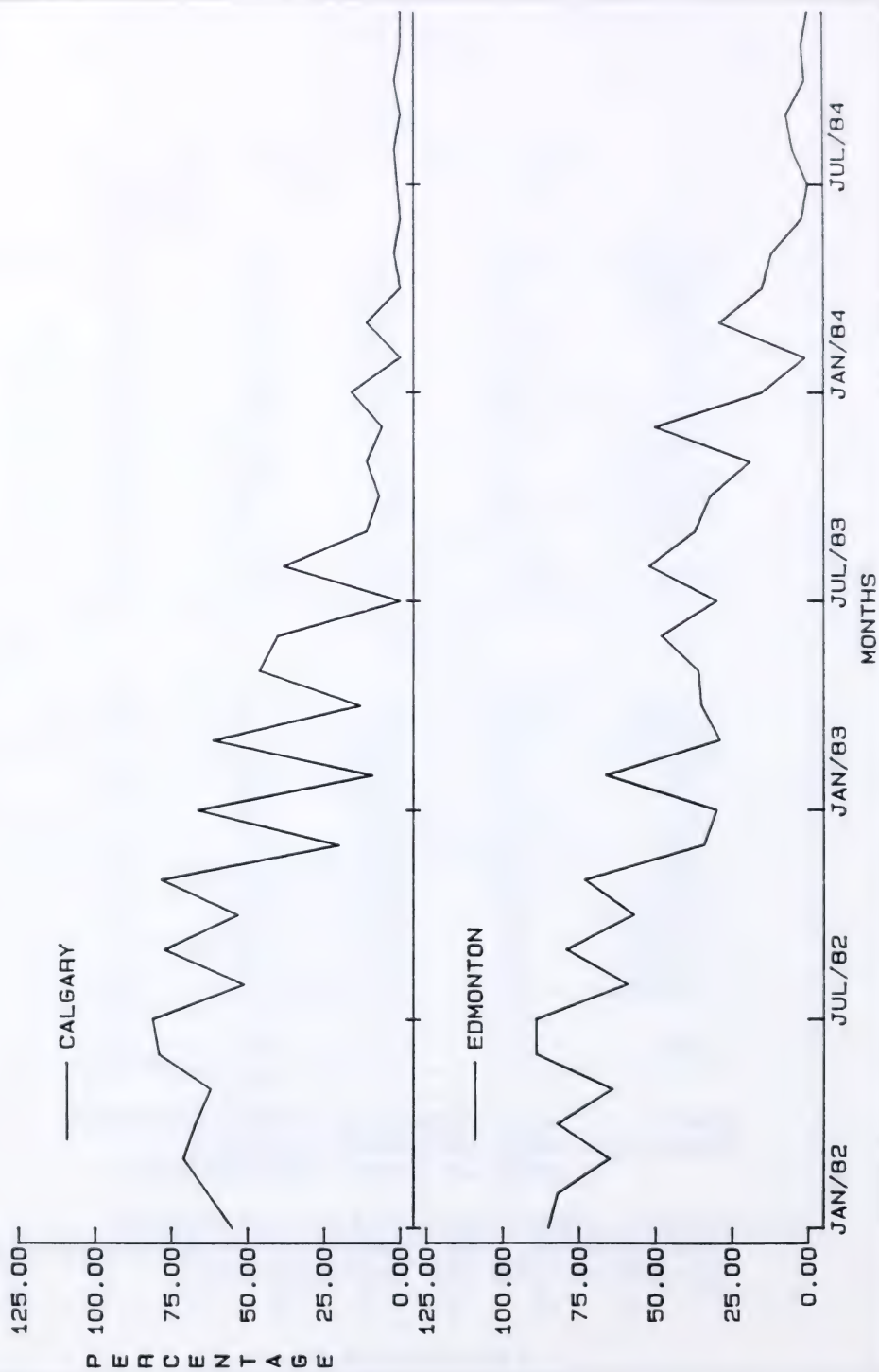


TABLE 5

SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1983					EDMONTON(METRO)				
CALGARY									
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	
JANUARY	787	271	516	66	JANUARY	432	303	129	30
FEBRUARY	229	209	20	9	FEBRUARY	922	316	606	66
MARCH	522	201	321	61	MARCH	315	223	92	29
APRIL	500	435	65	13	APRIL	492	319	173	35
MAY	1076	581	495	46	MAY	970	621	349	36
JUNE	699	420	279	40	JUNE	806	387	419	52
JULY	161	161	0	0	JULY	500	352	148	30
AUGUST	208	129	79	38	AUGUST	536	258	278	52
SEPTEMBER	176	156	20	11	SEPTEMBER	390	245	145	37
OCTOBER	176	164	12	7	OCTOBER	559	380	179	32
NOVEMBER	244	218	26	11	NOVEMBER	295	239	56	19
DECEMBER	104	98	6	6	DECEMBER	236	118	118	50
TOTAL	4882	3043	1839	38	TOTAL	6453	3761	2692	42
1984					EDMONTON(METRO)				
CALGARY									
JANUARY	142	119	23	16	JANUARY	220	188	32	15
FEBRUARY	57	57	0	0	FEBRUARY	204	202	2	1
MARCH	127	113	14	11	MARCH	173	122	51	29
APRIL	105	105	0	0	APRIL	258	219	39	15
MAY	306	301	5	2	MAY	279	245	34	12
JUNE	202	202	0	0	JUNE	268	264	4	1
JULY	209	207	2	1	JULY	257	257	0	0
AUGUST	192	188	4	2	AUGUST	221	209	12	5
SEPTEMBER	172	172	0	0	SEPTEMBER	128	119	9	7
OCTOBER	119	115	4	3	OCTOBER	146	144	2	1
NOVEMBER	102	102	0	0	NOVEMBER	101	99	2	2
DECEMBER	70	70	0	0	DECEMBER	129	129	0	0
TOTAL	1803	1751	52	3	TOTAL	2384	2197	187	8

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 5
CUMULATIVE QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

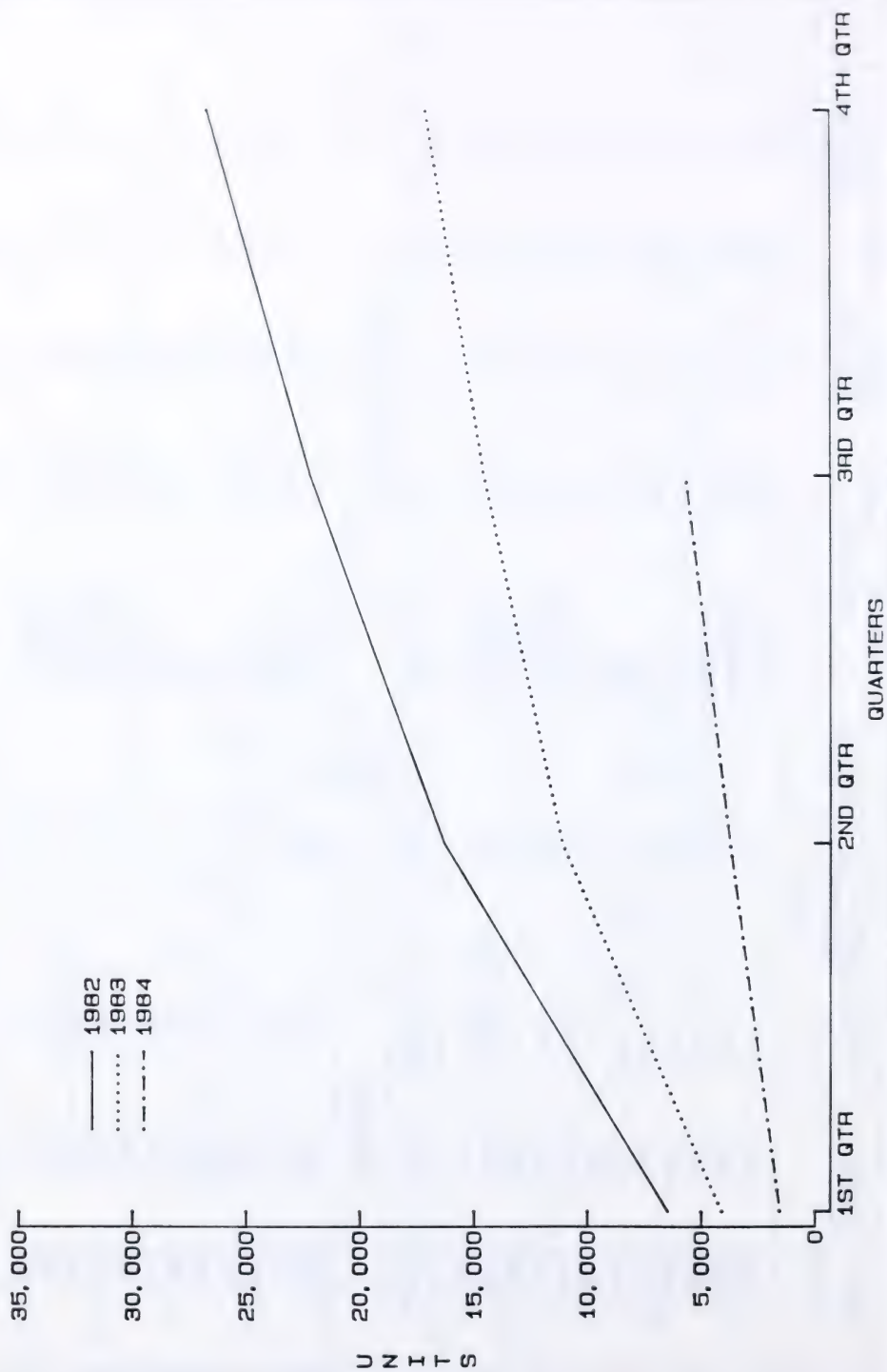


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1983 - 1984	
	1983	1984
FIRST QUARTER	4101	1548
SECOND QUARTER	6987	2186
THIRD QUARTER	3478	1947
FOURTH QUARTER	2568	
TOTAL	17134	5681

PERCENT
CHANGE

-62
-69
-44

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 7

DEC-84

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CH/NCE OVER SAME MTH LAST YEAR
CALGARY	130	0	0	0	130	-69
CANROSE	0	0	0	0	0	-100
EDMONTON M.A.	385	8	0	2	395	-26
FORT MC MURRAY	20	0	0	0	20	-23
GRANDE PRAIRIE	10	0	0	0	10	*
LEDUC	1	0	0	0	1	-90
LETHBRIDGE	25	2	0	0	27	-85
LLOYDMINSTER(ALTA. PART)	15	0	0	0	15	1400
MEDICINE HAT	2	0	0	0	2	-85
RED DEER	12	0	0	83	95	102
SPRUCE GROVE	1	0	0	0	1	-88
TOTAL	601	10	0	85	696	-44

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

TABLE 8

DEC-84

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	480	18	35	165	698	-71
CAMROSE	10	0	0	65	75	47
EDMONTON M.A.	388	12	64	339	803	-74
FORT McMURRAY	20	0	0	0	20	-82
GRANDE PRAIRIE	20	0	0	0	20	0
LEDUC	5	0	0	0	5	-95
LETHBRIDGE	51	6	0	5	62	-71
LLOYDMINSTER (ALTA. PART)	66	0	0	30	96	336
MEDICINE HAT	23	0	0	30	53	-50
RED DEER	18	2	0	0	20	-94
SPRUCE GROVE	4	0	0	0	4	-78
TOTAL	1085	38	99	634	1856	-71

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
CALGARY

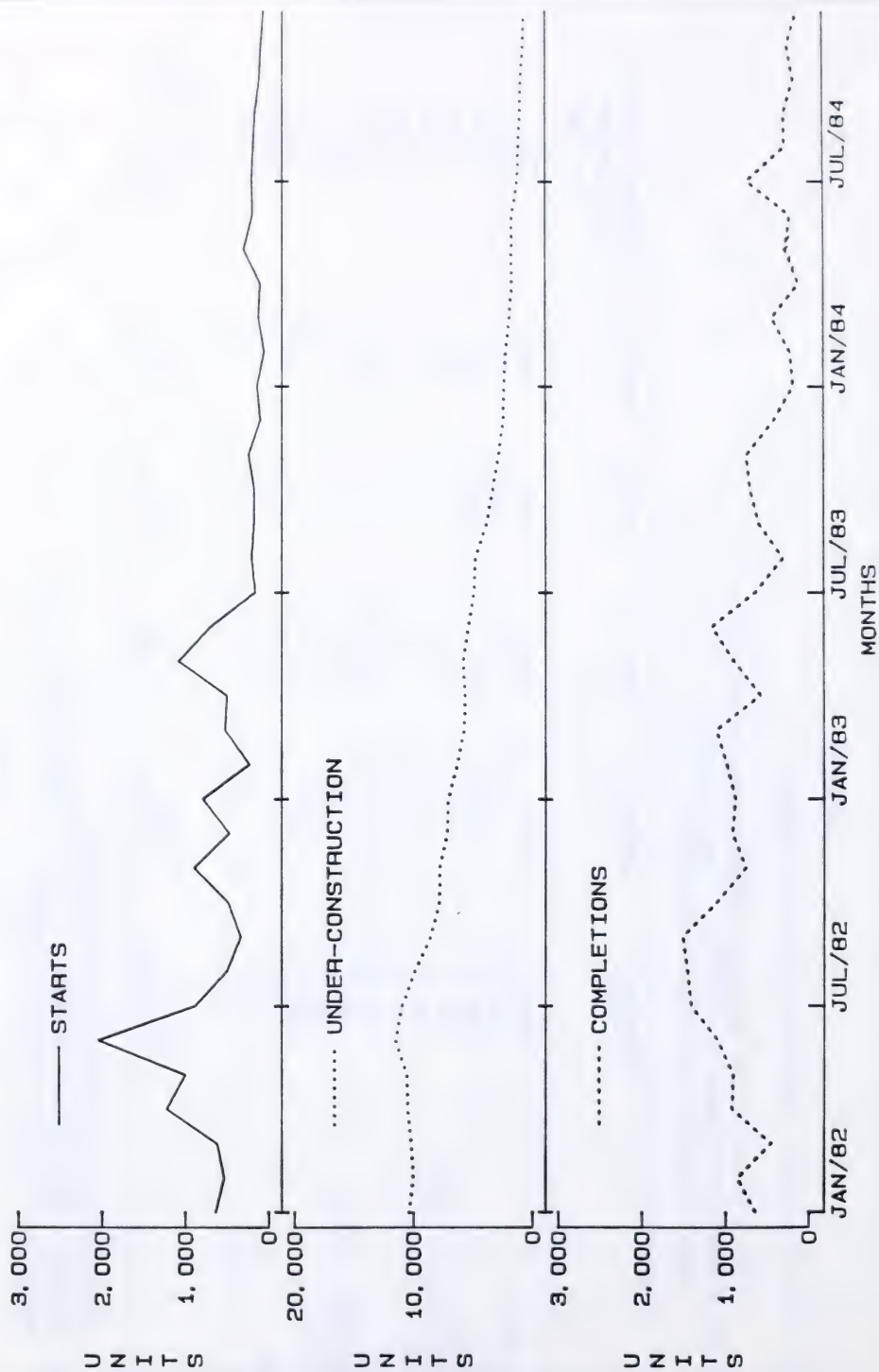


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

1983			
	STARTS	COMPLETIONS	UNDER CONSTRUCTION
JANUARY	787	878	7061
FEBRUARY	229	982	6312
MARCH	522	1103	5731
APRIL	500	574	5657
MAY	1076	894	5838
JUNE	699	1155	5381
JULY	161	636	4903
AUGUST	208	302	4808
SEPTEMBER	176	594	3854
OCTOBER	176	698	3331
NOVEMBER	244	743	2840
DECEMBER	104	418	2428
1984			
JANUARY	142	184	2386
FEBRUARY	57	217	2226
MARCH	127	441	1910
APRIL	105	119	1710
MAY	306	280	1737
JUNE	202	218	1717
JULY	209	738	1242
AUGUST	192	282	1149
SEPTEMBER	172	288	1009
OCTOBER	119	172	956
NOVEMBER	102	247	758
DECEMBER	70	130	698

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 7
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION
EDMONTON

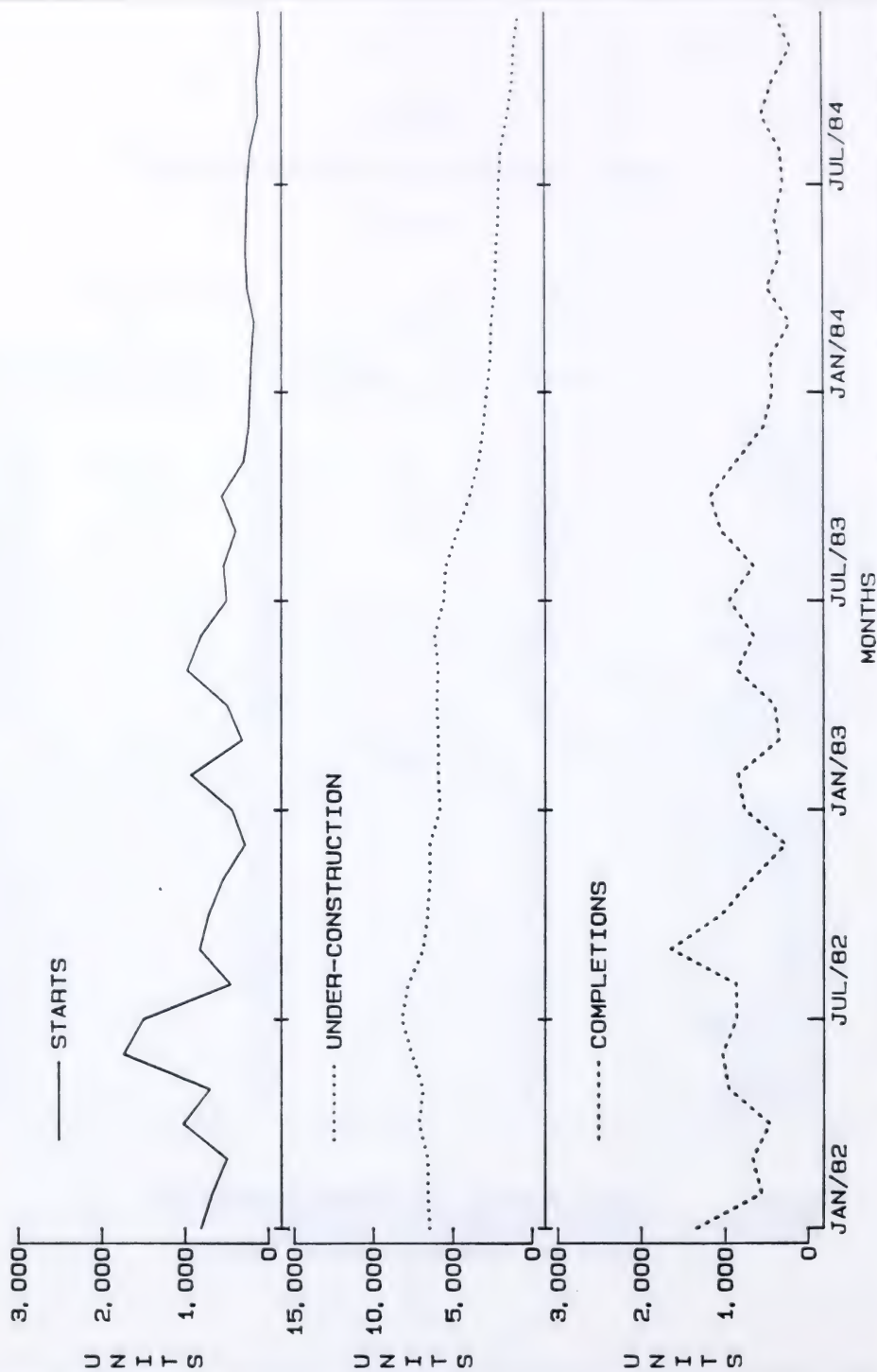


TABLE 10
STARTS COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

----- 1983 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	432	767	5805
FEBRUARY	922	839	5889
MARCH	315	346	5902
APRIL	492	403	5990
MAY	970	850	5905
JUNE	806	652	6120
JULY	500	943	5559
AUGUST	536	652	5422
SEPTEMBER	390	1040	4687
OCTOBER	559	1173	3926
NOVEMBER	295	859	3343
DECEMBER	236	531	3051
----- 1984 -----			
JANUARY	220	425	2845
FEBRUARY	204	448	2593
MARCH	173	216	2545
APRIL	258	491	2291
MAY	279	327	2237
JUNE	268	398	2097
JULY	257	295	2051
AUGUST	221	325	1938
SEPTEMBER	128	552	1513
OCTOBER	146	414	1203
NOVEMBER	101	195	1093
DECEMBER	129	395	803

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH
URBAN ALBERTA

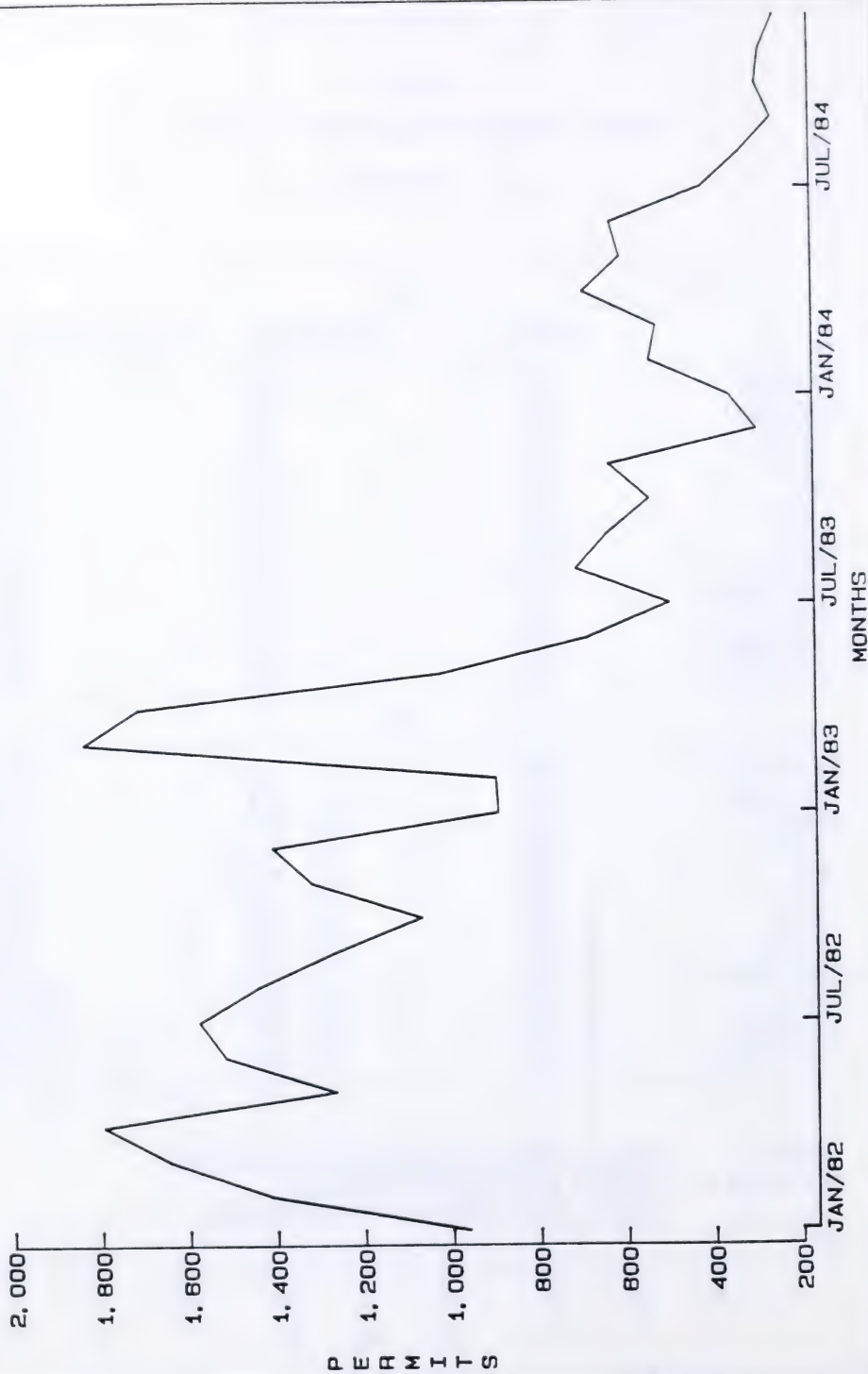


TABLE 11

DEC-84

RESIDENTIAL BUILDING PERMITS
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	72	0	0	0	72	-36
CAMROSE	3	0	0	65	68	*
EDMONTON M.A.	63	0	0	0	63	-58
FORT MCMURRAY	1	0	0	0	1	0
GRANDE PRAIRIE	3	0	0	0	3	200
LEDUC	1	0	0	0	1	*
LETHBRIDGE	4	0	4	0	8	-27
LLOYDMINSTER(ALTA. PART)	15	0	0	0	15	200
MEDICINE HAT	2	0	0	0	2	-50
RED DEER	7	0	0	0	7	40
SPRUCE GROVE	4	0	0	0	4	-20
TOTAL	175	0	4	65	244	-17

SOURCE: ALBERTA BUREAU OF STATISTICS
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 9
CUMULATIVE RESIDENTIAL BUILDING PERMITS
CALGARY AND EDMONTON

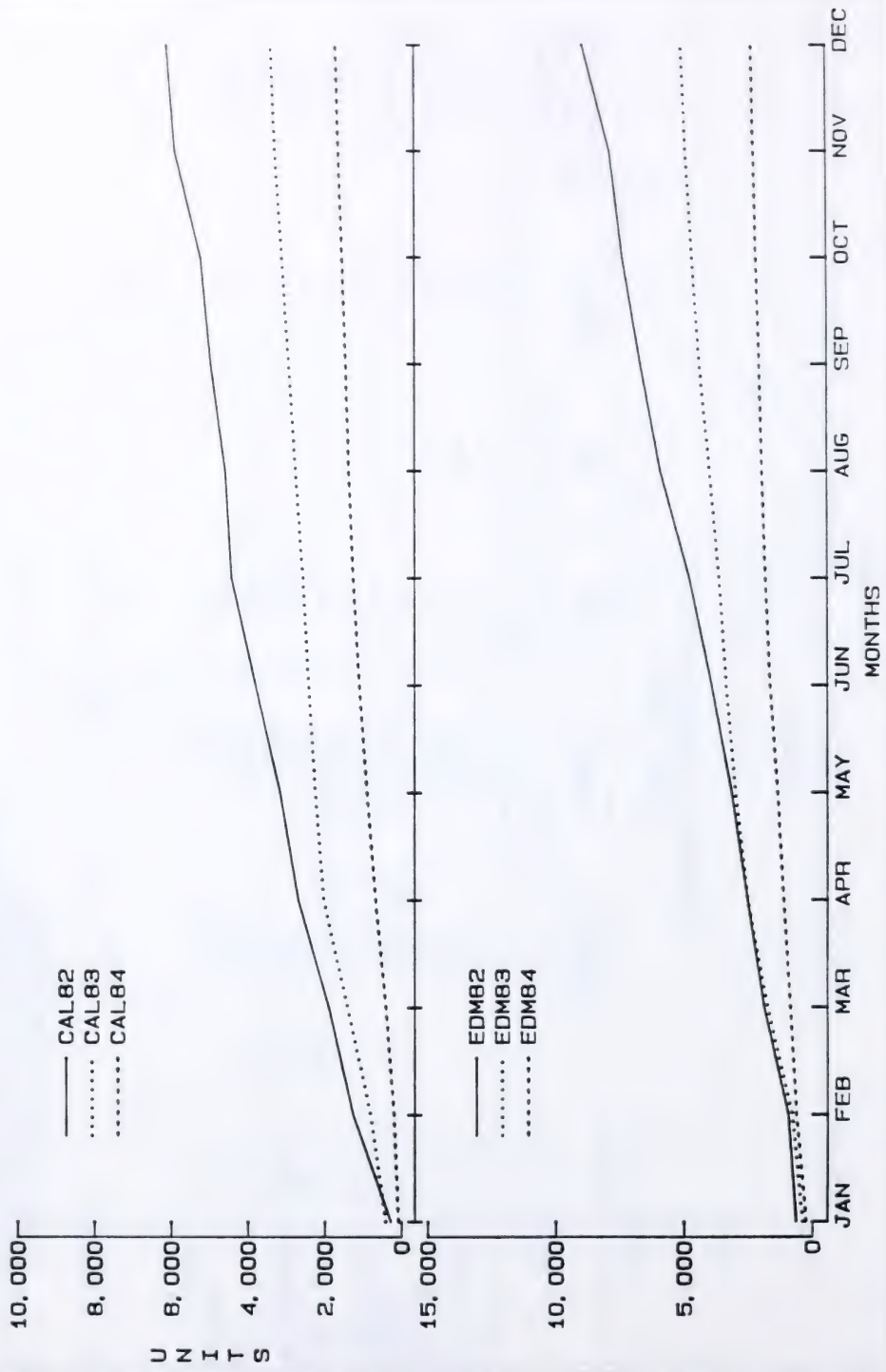


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY		CAMROSE		EDMONTON (METRO)		FORT MCMURRAY		GRAND PRAIRIE		LEDUC		LETHBRIDGE		LLOYDMIN. (ALTA. PART)		MEDICINE HAT		RED DEER		SPRUE GROVE	
	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984
JANUARY	412	85	1	0	382	239	1	1	0	1	3	1	16	11	7	3	43	2	29	12	0	3
FEBRUARY	798	196	5	0	784	622	1	4	1	3	6	2	67	25	14	8	61	10	56	20	0	5
MARCH	1395	402	16	2	1740	855	3	10	4	8	30	2	151	50	86	20	85	23	141	35	4	9
APRIL	2015	670	37	17	2524	1118	11	15	12	17	54	3	276	112	111	32	120	33	225	62	10	24
MAY	2234	888	41	21	2990	1350	28	75	24	27	61	7	407	133	123	43	138	35	365	96	22	30
JUNE	2403	1087	47	23	3354	1642	31	92	27	43	66	7	475	161	132	92	150	42	394	106	40	34
JULY	2554	1245	49	26	3624	1815	37	111	31	50	73	8	493	175	140	115	159	43	405	114	50	42
AUGUST	2750	1360	55	30	3970	1934	59	129	41	56	77	11	561	186	154	145	174	50	426	123	57	47
SEPTEMBER	2924	1442	58	31	4368	2034	63	137	46	62	79	11	575	194	158	147	187	84	439	132	64	50
OCTOBER	3103	1534	62	35	4644	2161	71	150	51	69	80	11	593	200	172	169	197	89	452	142	76	52
NOVEMBER	3286	1629	64	39	4895	2246	131	162	55	74	164	12	607	202	177	235	203	94	465	145	85	52
DECEMBER	3399	1701	64	107	5045	2309	132	163	56	77	164	13	618	210	182	250	207	96	470	152	90	56
PERCENT CHANGE	-50	67	-54	23	38	-92	66	37	-54	-68	-38											

YEAR	TOTAL												PERCENT CHANGE	
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC		
1983	894	1793	3655	5395	6433	7119	7615	8324	8961	9501	10132	10427		
1984	358	895	1416	2103	2705	3329	3744	4071	4324	4612	4890	5134	-51	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 10
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED
URBAN ALBERTA

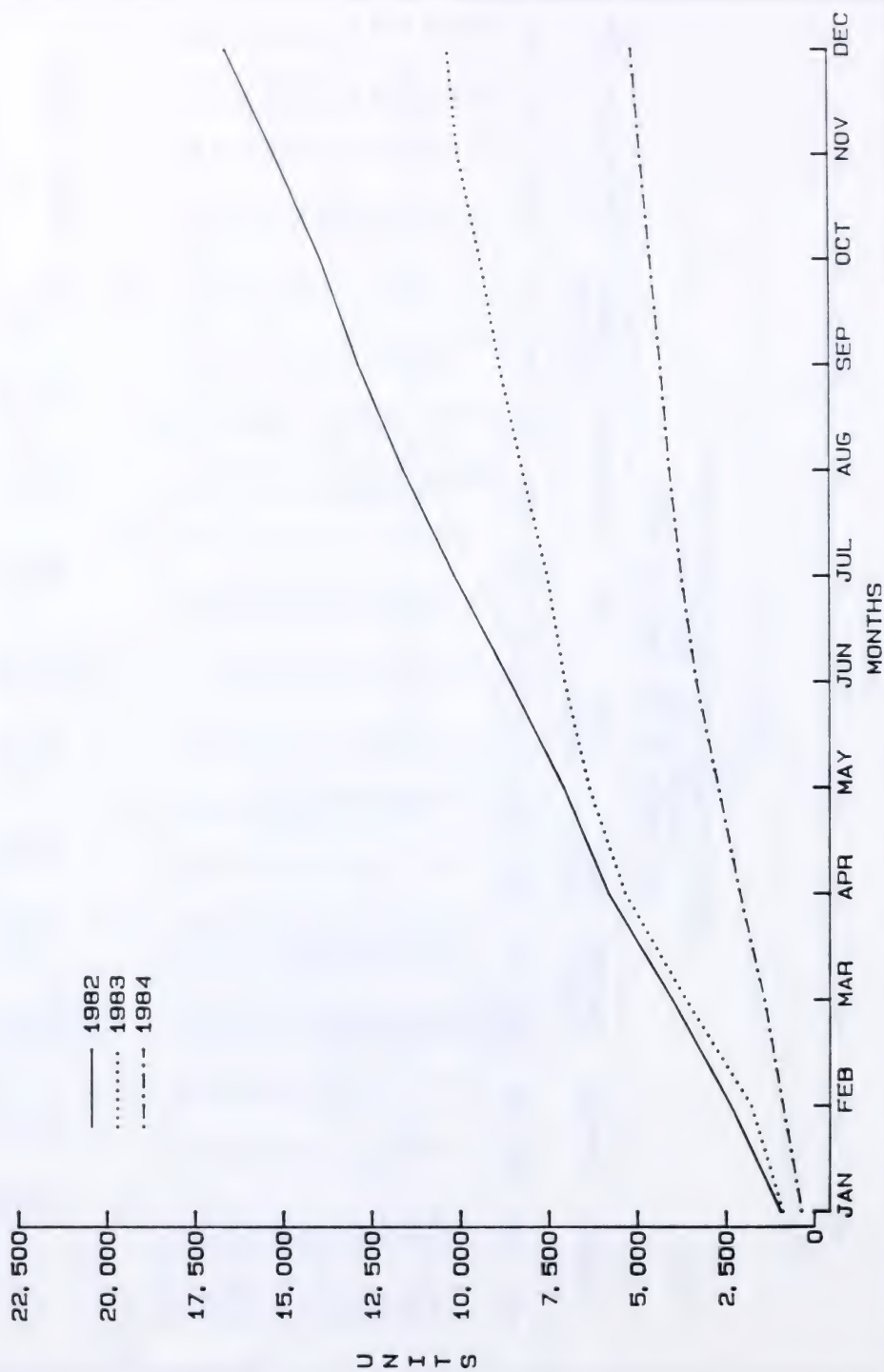


TABLE 13
MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1983-1984

	1983	1984	PERCENT CHANGE
JANUARY	894	358	-60
FEBRUARY	899	537	-40
MARCH	1862	521	-72
APRIL	1740	687	-61
MAY	1038	602	-42
JUNE	686	624	-9
JULY	496	415	-16
AUGUST	709	327	-54
SEPTEMBER	637	253	-60
OCTOBER	540	288	-47
NOVEMBER	631	278	-56
DECEMBER	295	244	-17
TOTAL	10427	5134	-51

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 11
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
EDMONTON METRO

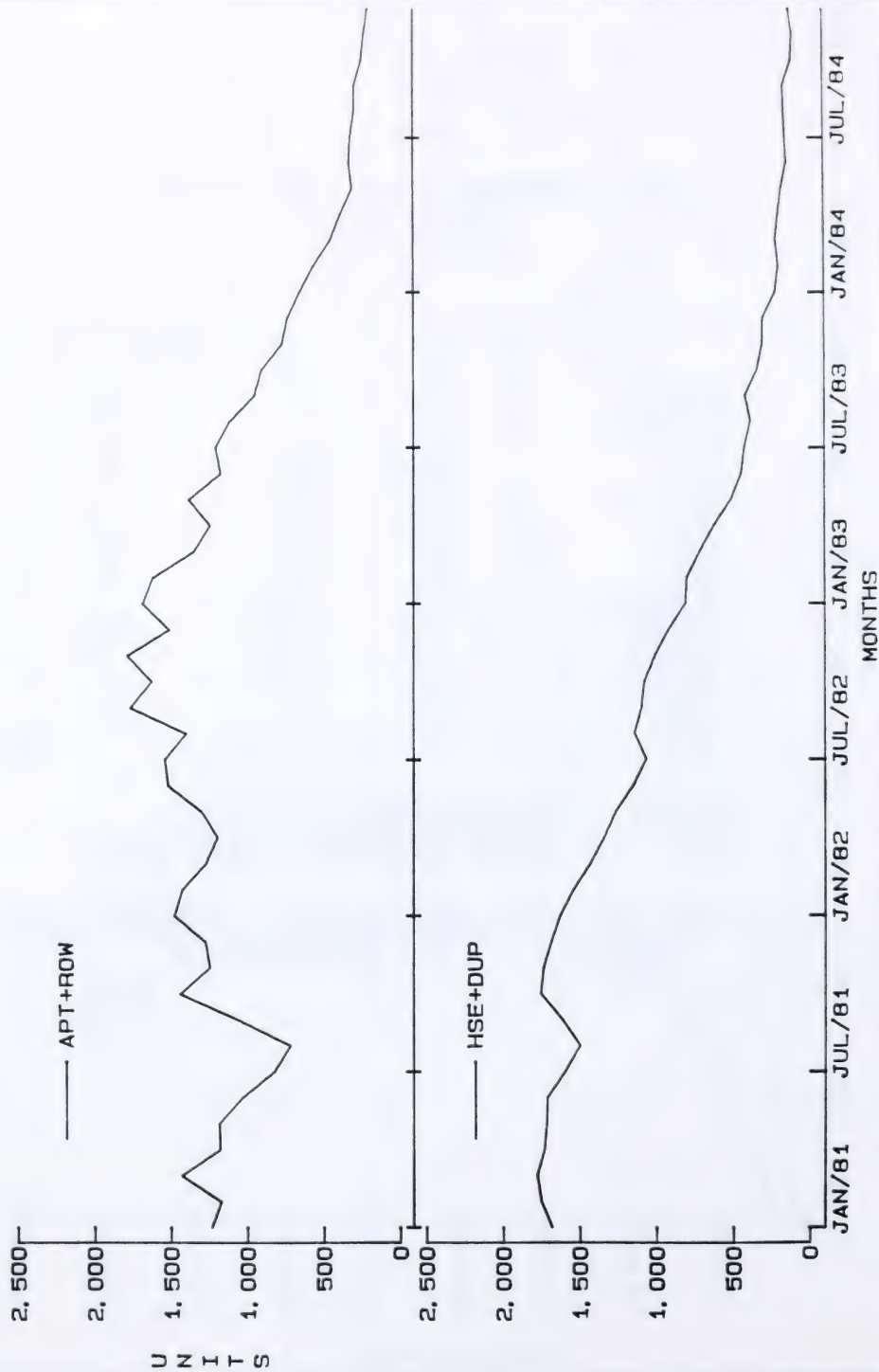


TABLE 14

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1983					
JANUARY	818	1681	2499	767	22
FEBRUARY	799	1616	2415	839	28
MARCH	714	1347	2061	346	25
APRIL	621	1242	1863	403	24
MAY	509	1381	1890	850	30
JUNE	442	1173	1615	652	36
JULY	421	1207	1628	943	36
AUGUST	382	1115	1497	652	34
SEPTEMBER	417	953	1370	1040	46
OCTOBER	338	905	1243	1173	51
NOVEMBER	304	772	1076	859	49
DECEMBER	301	736	1037	531	35

1984					
JANUARY	220	656	876	425	40
FEBRUARY	199	567	766	448	42
MARCH	218	456	674	216	31
APRIL	199	389	588	491	50
MAY	177	313	490	327	46
JUNE	143	332	475	398	47
JULY	151	323	474	295	38
AUGUST	159	298	457	325	43
SEPTEMBER	164	298	462	552	54
OCTOBER	110	250	360	414	59
NOVEMBER	102	233	335	195	40
DECEMBER	125	209	334	395	54

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
CALGARY

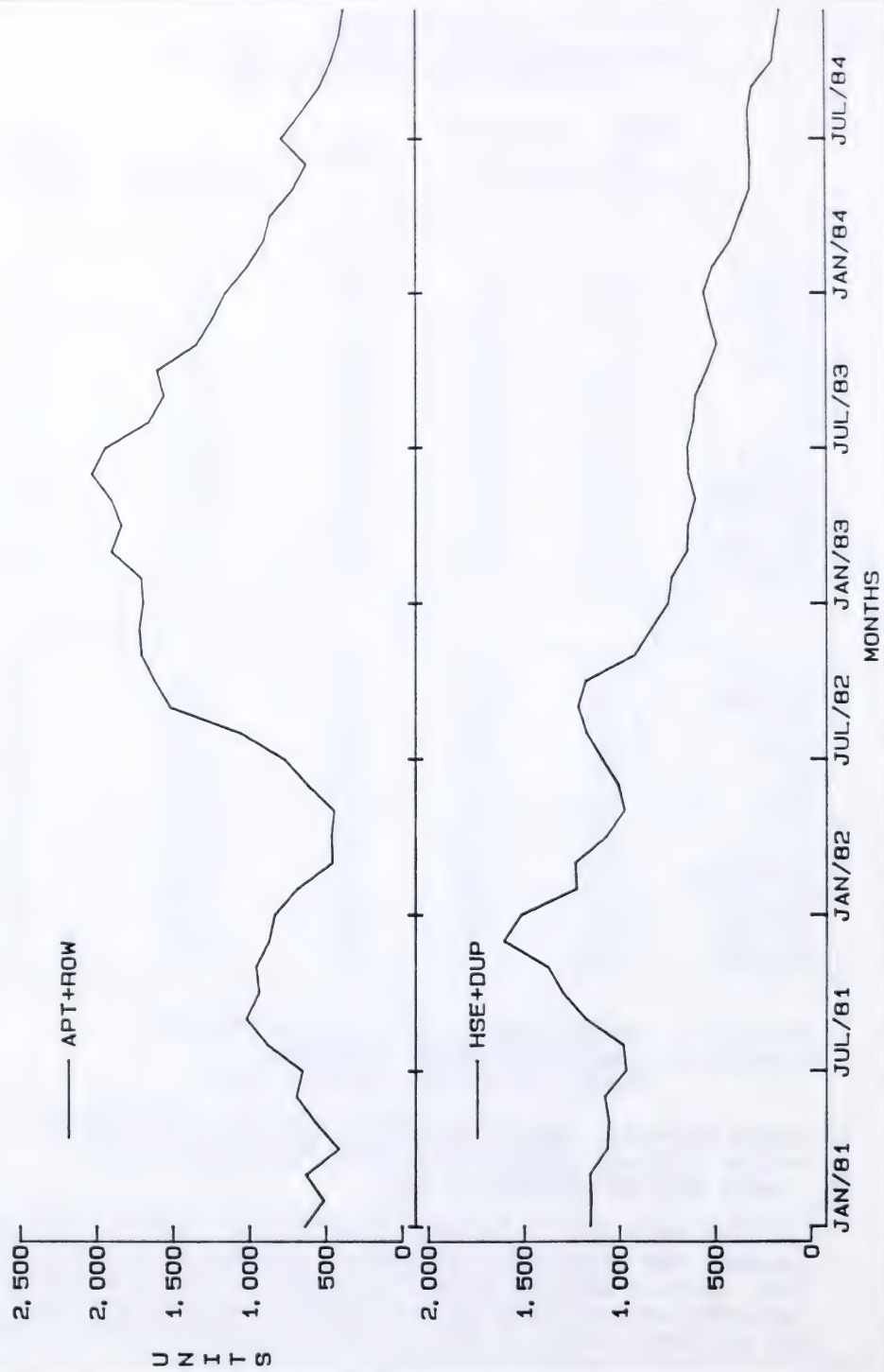


TABLE 15

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
-----1983-----					
JANUARY	745	1695	2440	878	29
FEBRUARY	726	1709	2435	982	29
MARCH	646	1903	2549	1103	28
APRIL	640	1838	2478	574	21
MAY	604	1905	2509	894	26
JUNE	640	2033	2673	1155	27
JULY	644	1947	2591	636	22
AUGUST	612	1659	2271	302	22
SEPTEMBER	601	1563	2164	594	24
OCTOBER	541	1608	2149	698	25
NOVEMBER	491	1349	1840	743	36
DECEMBER	528	1245	1773	418	21
-----1984-----					
JANUARY	560	1161	1721	184	12
FEBRUARY	513	1020	1533	217	21
MARCH	420	911	1331	441	33
APRIL	371	866	1237	119	15
MAY	318	720	1038	280	32
JUNE	315	630	945	218	25
JULY	323	795	1118	738	34
AUGUST	327	665	992	282	29
SEPTEMBER	304	543	847	288	34
OCTOBER	197	468	665	172	35
NOVEMBER	179	413	592	247	35
DECEMBER	156	387	543	130	25

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS:(NEWLY COMPLETED AND UNOCCU
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH)DIVIDED BY(NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13
LISTINGS AND SALES
EDMONTON METRO

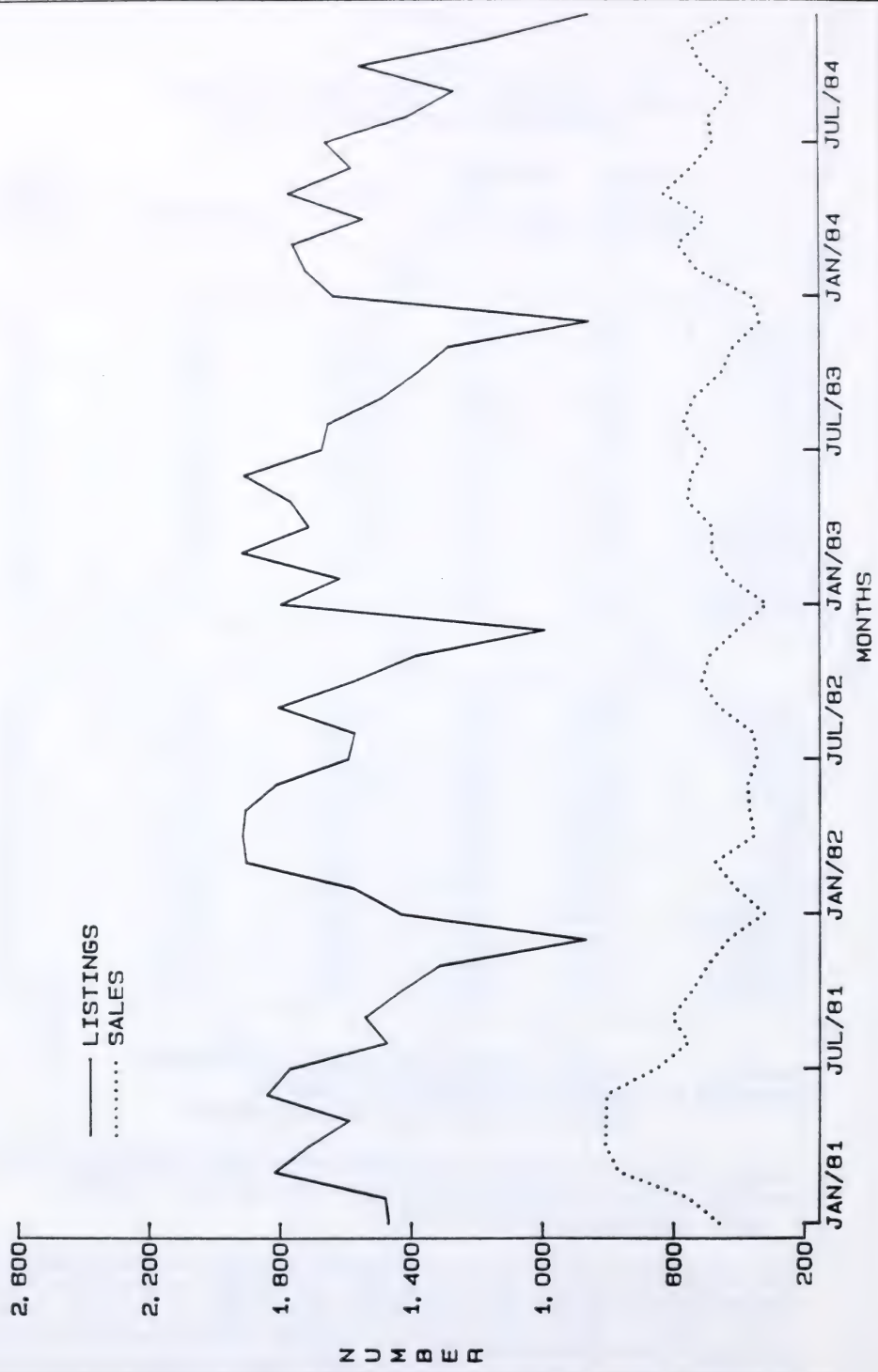


TABLE 16
RESIDENTIAL LISTINGS SALES AND PRICE

EDMONTON

1983				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1796	313	.17	84785
FEBRUARY	1618	428	.26	87289
MARCH	1915	481	.25	89200
APRIL	1712	480	.28	87596
MAY	1769	555	.31	88756
JUNE	1909	545	.29	84974
JULY	1672	498	.30	84242
AUGUST	1653	569	.34	85846
SEPTEMBER	1490	536	.36	84494
OCTOBER	1380	451	.33	83161
NOVEMBER	1286	416	.32	85092
DECEMBER	856	333	.39	80332
1984				
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
MARCH	1763	586	.33	80798
APRIL	1546	499	.32	81237
MAY	1775	630	.35	77713
JUNE	1583	541	.34	82281
JULY	1662	479	.29	75800
AUGUST	1411	488	.35	82859
SEPTEMBER	1270	422	.33	79004
OCTOBER	1557	510	.33	76286
NOVEMBER	1167	549	.47	74526
DECEMBER	859	409	.48	77884

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 14
LISTINGS AND SALES
CALGARY

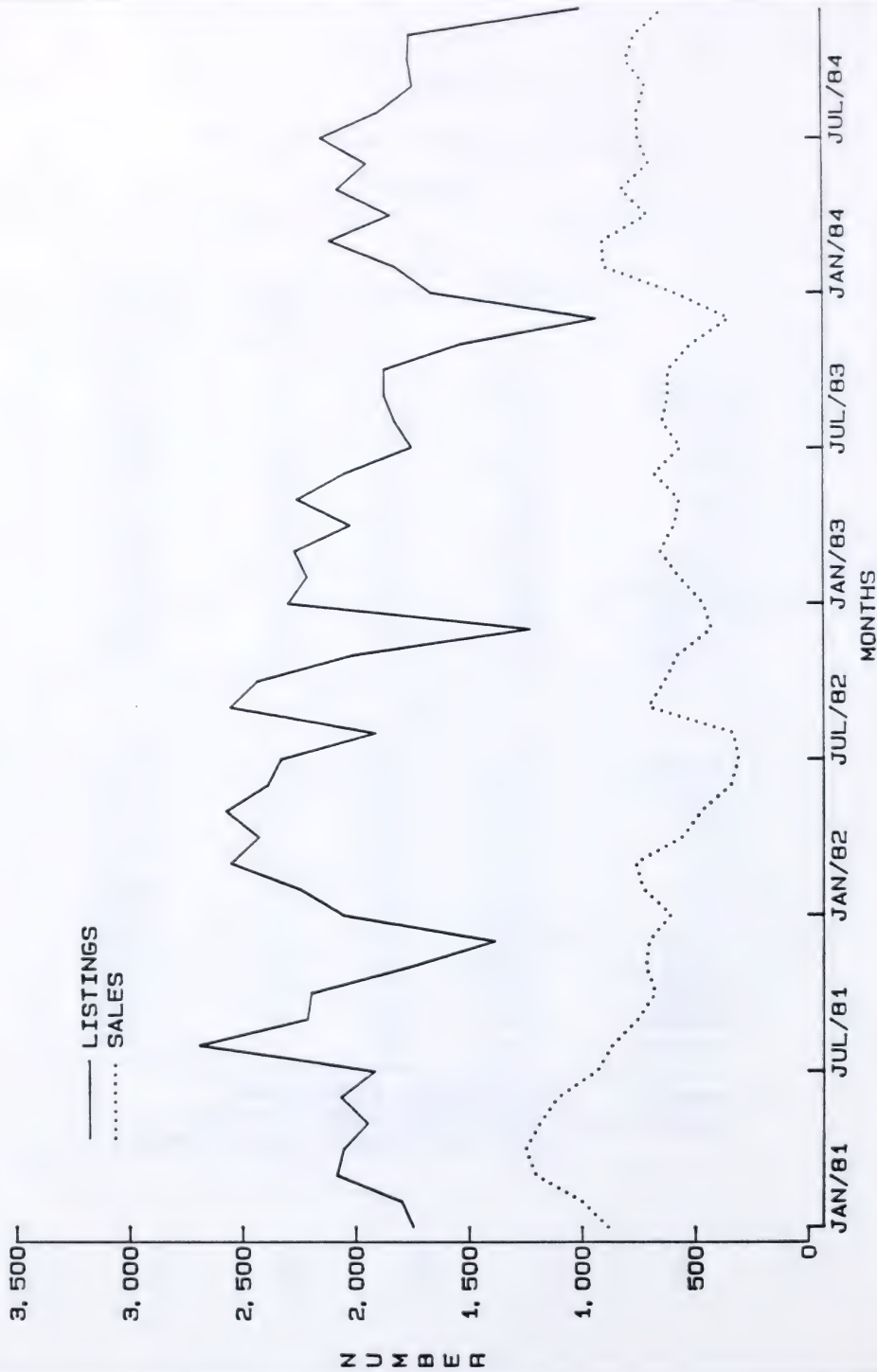


TABLE 17
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1983				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2296	464	.20	105813
FEBRUARY	2214	569	.26	104472
MARCH	2269	653	.29	103338
APRIL	2023	589	.29	102377
MAY	2265	568	.25	100747
JUNE	2047	679	.33	102488
JULY	1752	560	.32	100106
AUGUST	1827	642	.35	98660
SEPTEMBER	1873	615	.33	96176
OCTOBER	1635	499	.31	96613
NOVEMBER	1532	513	.33	91213
DECEMBER	931	345	.37	88566
1984				
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY	2152	747	.35	94185
AUGUST	1895	751	.40	89342
SEPTEMBER	1746	713	.41	80638
OCTOBER	1765	799	.45	78503
NOVEMBER	1760	758	.43	79370
DECEMBER	1007	633	.63	78030

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 15
AVERAGE SALE PRICES
CALGARY AND EDMONTON

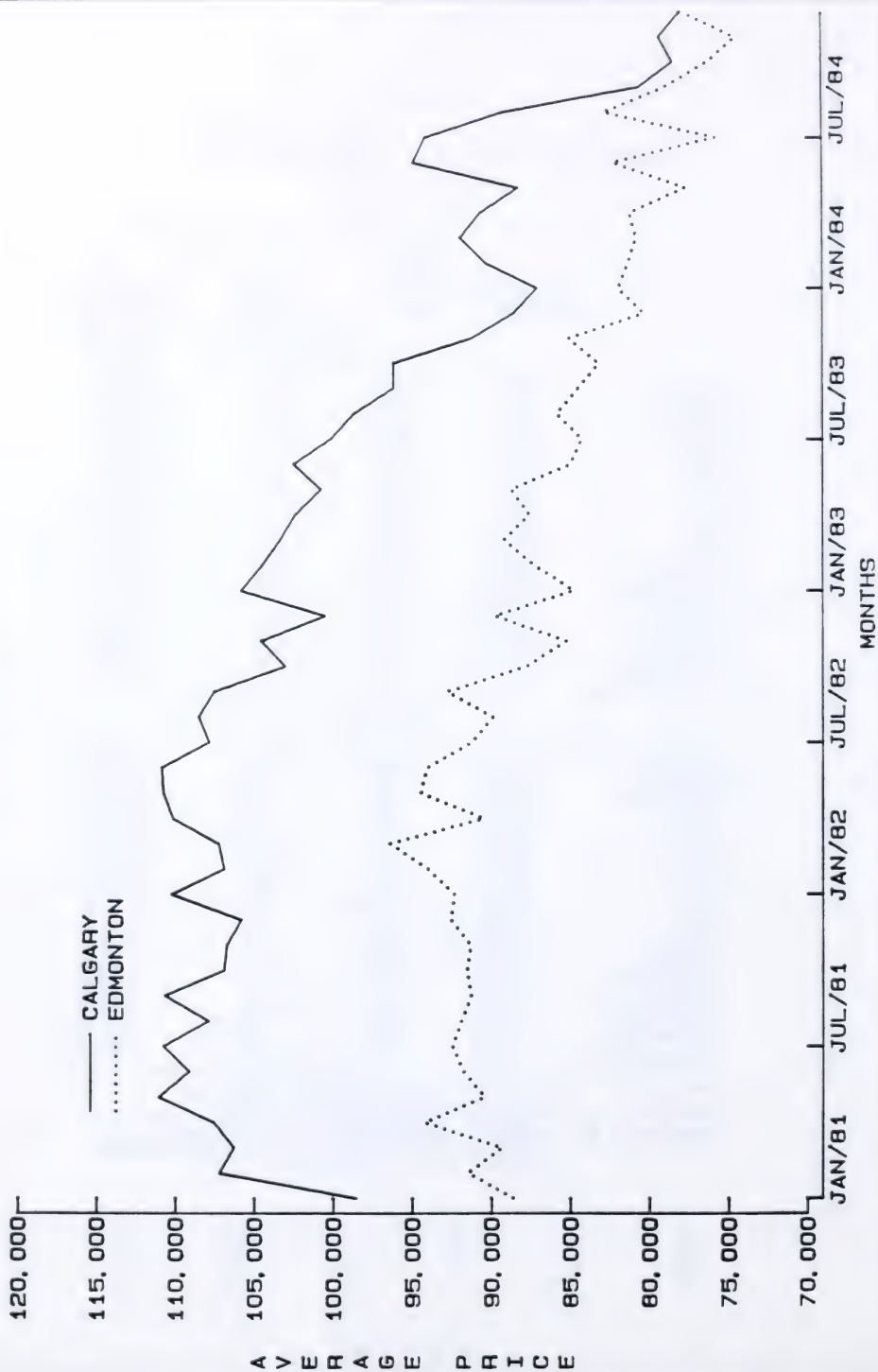


FIGURE 18
NEW HOUSING PRICE INDEXES
CALGARY AND EDMONTON
(1981=100)

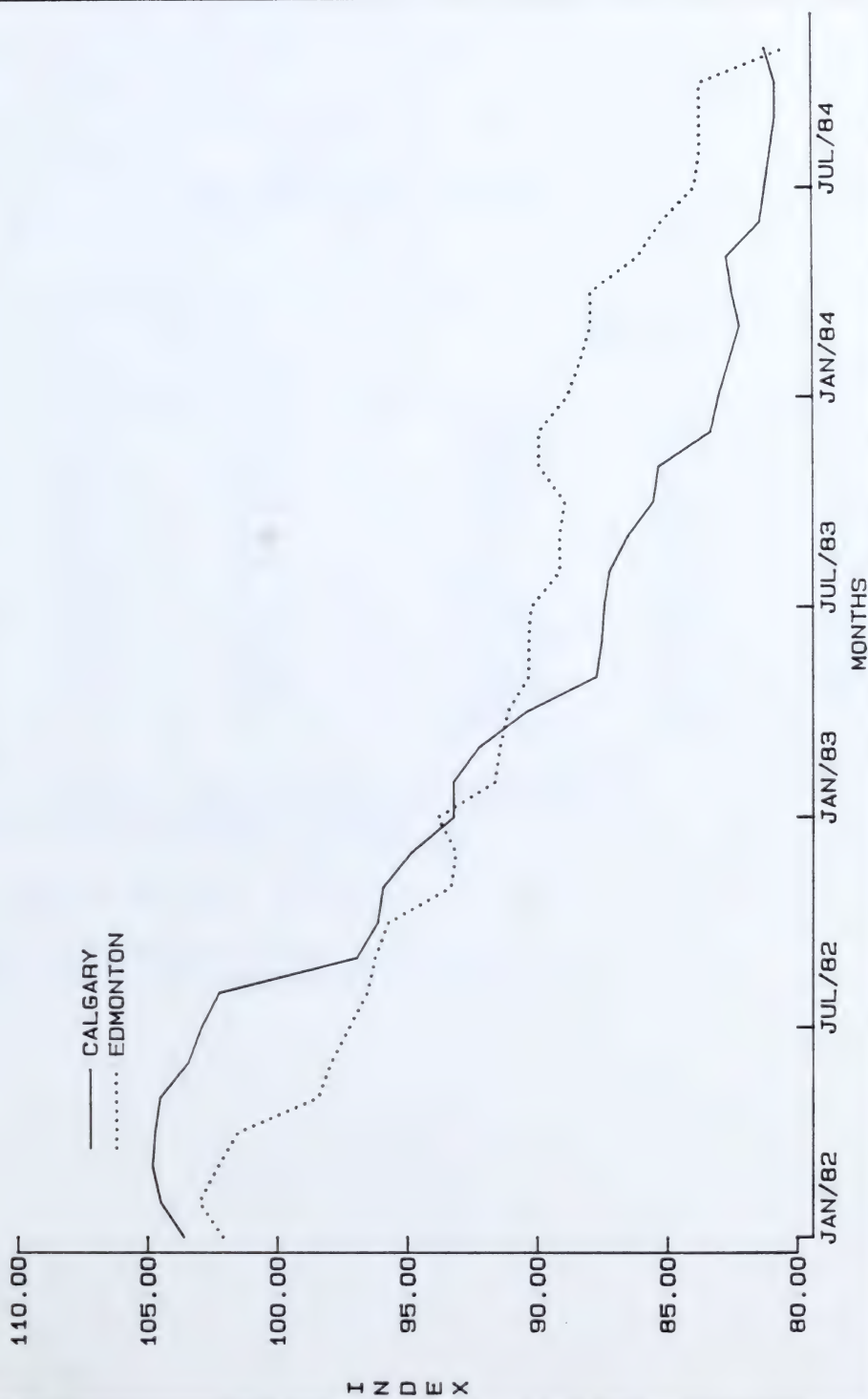


TABLE 18
NEW HOUSING PRICE INDICES*

1981=100

CALGARY**			EDMONTON***		
	1983	1984		1983	1984
JANUARY	93.2	83.0	JANUARY	93.8	88.8
FEBRUARY	93.2	82.6	FEBRUARY	91.6	88.3
MARCH	92.2	82.2	MARCH	91.4	87.9
APRIL	90.4	82.5	APRIL	91.1	87.9
MAY	87.7	82.7	MAY	90.3	86.1
JUNE	87.5	81.4	JUNE	90.3	85.2
JULY	87.4	81.2	JULY	90.2	83.9
AUGUST	87.2	81.0	AUGUST	89.1	83.7
SEPTEMBER	86.5	80.8	SEPTEMBER	89.1	83.7
OCTOBER	85.5	80.8	OCTOBER	88.9	83.7
NOVEMBER	85.3	81.2	NOVEMBER	89.9	80.4
DECEMBER	83.3		DECEMBER	89.9	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)

PREPARED BY: ALBERTA DEPARTMENT OF HOUSING
MARKET AND ECONOMIC ANALYSIS BRANCH

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

